

CITY OF RENO

Planning Commission

September 5, 2012

Staff Report

Agenda #

VI-5

Ward #

4

CASE No.: LDC11-00035 (Vista Hills Zone Change)

APPLICANT: RTM-HRCF Sky Vista, LLC

APN NUMBER: 086-380-28 and 19

REQUEST: This is a request for a zoning map amendment from ± 4.3 acres of AC (Arterial Commercial); ± 13.8 acres of CC (Community Commercial); ± 9.8 acres of OS (Open Space); ± 3.51 acres of LLR2.5 (Large Lot Residential – 2.5 acre lots); ± 75.1 acres of LLR1 (Large Lot-1 acre lots); and ± 6.2 acres of SF6 (Single Family – 6,000 square foot lots) to PUD (Planned Unit Development) on ± 112.59 acres. This is also a Project of Regional Significance as the project will generate more than 6,250 average daily trips (23,064 ADT).

LOCATION: The ± 112.59 acre site is located northwest of the Lemmon Drive/ Sky Vista Parkway intersection adjacent to the north side of the Wal Mart store.

The site has Master Plan land use designations of Special Planning Area and General Commercial-Reno-Stead Corridor Joint Plan.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance subject to approval of the Project of Regional Significance by the Regional Planning Agency and Condition A.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

- A. Approval of the Vista Hills zoning map amendment is subject to the modifications to the PUD Handbook as noted in Exhibit 1 and any modifications made by the Planning Commission and City Council at their

respective public hearings. The modifications and revisions shall be incorporated into the PUD Handbook and submitted to staff in both paper and two electronic versions (PDF and Word) for review within two (2) months of the date of Regional Planning approval of the Project of Regional Significance. The PUD shall be approved and certified by the City Council and recorded within four (4) months of the date of Regional Planning's approval of the Project of Regional Significance. Failure by the applicant to conform to either time deadline shall render this approval null and void.

BACKGROUND: In March of 2008, the ±112.59 acres contained in this application and the adjacent ±22.8 acres containing the Wal Mart shopping center to the south, were annexed into the City of Reno. In September of 2010, an amendment to the Wal Mart shopping center special use permit (SUP) was approved and included Hillside Development and cuts of 20 feet or more and fills of 10 feet. The Wal Mart Hillside and cuts/fills SUPs included the grading necessary to construct the alignment of Vista Knoll Parkway between Sky Vista Parkway and Lemmon Drive, as proposed in this application. Because the grading and access plans associated with Wal Mart and this PUD are interrelated, the grading plans and Hillside Development calculations for this PUD account for and provide all of the required open space for both projects as part of the 46.3 acre Open Space parcel proposed in this PUD. These issues are discussed more fully in the grading section of this report.

As proposed, the project has been divided into five Villages (1, 2, 3, 4A & 4B) and one Open Space parcel (Exhibit A). Villages 1, 2, 4A & 4B contain ±48.68 acres and are located in the south central and eastern portions of the site. These Villages allow a maximum 487,000 square feet of non residential uses (Exhibit B) consistent with the AC (Arterial Commercial) zone. Village 3 contains ±13.82 acres and is located on the southwest corner of the site. This Village allows a maximum of 338 residential units (Exhibit B) including senior housing, assisted care, multifamily and condominiums/townhouses with some support office, medical and commercial uses. The PUD does allow the opportunity to place residential units in Village 1 provided the total number does not exceed 338. The 338 residential units are based on 32 units/acre per the Hillside Ordinance Density calculations (Exhibit C). The Open Space parcel contains 46.3 acres and is located on the northwest and north central portions of the site. This parcel contains a protected Ridgeline and a majority of the projects steeper slopes. This parcel will not be developed except for trails required to interconnect this project with the Washoe County trail system to the north and west. The 46.3 acres of open space proposed exceed the open space requirement (42.08 acres) for both this project and the adjacent Wal Mart project (Exhibit D).

To ensure compliance with the PUD standards and applicable City code, each development within the PUD requires approval of a site plan review (SPR) subject to the SPR findings contained in the PUD. The SPR process addresses all site development issues and replaces the SUP requirement for Hillside Development and cuts of 20 feet

or more and fills of 10 feet or more. The SPR findings contain the SUP findings required for hillside and cuts/fills. For sale housing will require a tentative map in addition to a SPR. At the option of the developer a SPR may be converted to an SUP to be processed concurrently with a tentative map. Several uses require an SUP (convenience store, day use medical facility/urgent care and churches) to establish in residential Village 3. Uses operating between the hours of 11:00 p.m. and 6:00 a.m. (24 hours) are allowed by right in the nonresidential Villages (1, 2, 4A & 4B).

It should be noted that non restricted gaming is not allowed in this PUD. Both Regional Plan and Master Plan amendments would be required to allow non restricted gaming in this project as it is only allowed in the City when located in a Regional Center or Transit Oriented Development Corridors.

Please note that Exhibit 1 contains staff recommended changes to the PUD as proposed by the applicant. Specific sections referenced in the staff report are related to the PUD handbook, a copy of which was provided to each Planning Commissioner.

ANALYSIS:

Key Issues: Hillside development
Grading and slope treatments

Land Use Compatibility: Land uses and zoning surrounding the site consist of: vacant land to the west designated for 3-7 residential units/acre in Washoe County; vacant property to the north designated for Parks & Recreation/Open Space (west half) in Washoe County and Open Space/Special Planning Area in the City (east half); vacant property and a dog kennel to the east across Lemmon Drive designated for 1-3 residential units per acre in Washoe County; and the Wal Mart shopping center, a drug store and vacant commercially zoned property to the south. The site is currently undeveloped except for: a portion of the grading approved to construct Vista Knoll Parkway and the Wal Mart center located near the south and east central portions of the site; existing bike trails and dirt roads located on the 46.3 acre Open Space parcel and an access road and detention pond constructed with the Wal Mart project along the west side of the Open Space parcel.

Future residential uses to the west would be separated from Village 3 by grade (43 feet below) and distance (± 150 feet) from the nearest property. The property adjacent to the west is also constrained by a north/south ridgeline containing steep slopes and a major drainageway to the west of the ridge which would make it difficult to develop any significant residential project within 300-450 feet of the west side of the developed portion of Village 3. The proposed 46.3 acre Open Space parcel is directly adjacent to the existing Parks/Recreation/Open Space zoned parcels to the north located along the west three quarters of the site. The remaining parcels along the north side of Village 4A are in the City and would most likely be developed with commercial or higher density residential given their location adjacent to Lemmon Drive and commercial zoning to the north. The vacant residential parcels and the dog kennel located to the east across

Lemmon Drive are separated from Villages 4A & 4B by distance (100 foot width of Lemmon Drive). Landscaping and building orientation in conjunction with the minimum 100 foot separation, a minimum 10 foot height above and the activity associated with Lemmon Drive should provide an adequate buffer and transition between any future residential development to the east of the site. The project is very compatible with the commercial uses and zoning to the south. In fact Village 2 will be graded, via cuts, down to the grade of the adjacent Wal Mart site with both Villages 1 and 2 interconnecting into the Wal Mart access and circulation system.

As the project develops, the required SPR process will be adequate to address the visual impacts related to grading, slope restoration and window placement/privacy issues on adjacent properties; and as the site is viewed from the east, south and west. Slopes or grading disturbance located on the project edges and within the minimum building setback areas are required to be landscaped and/or revegetated as determined appropriate during the SPR process. Adequate separation and buffering is provided between the various on site villages. Given the above site characteristics and the requirements contained in the PUD, the project is compatible with the surrounding area.

Urban/Environmental Design: This PUD proposes to protect the northwest and north central portion of the site by designating the prominent ridgeline and surrounding area as open space. Proposed development on the five Villages has been placed to avoid a majority of the remaining steeper slopes (Exhibit E).

Standards within the PUD address all residential and non-residential components (architecture, landscaping, setbacks, building height, trails, street sections, parking, signs, fencing, open space, dark sky lighting, etc.). Staff is concerned with the number height and size of freestanding signs proposed. It is recommended that the two proposed 35 foot tall, 300 square foot project identification signs, which include electronic message boards, be deleted as they are inconsistent with the RSCJP. The four, 25 foot tall, 200 square foot business identification signs should be adequate, in conjunction with the village entry monument and business wall signs, to identify the villages and businesses therein. The sign standards for the AC zone should be adequate for the non residential portion of the project. Pages 51 and 52 of the handbook have been modified to reflect these changes (see pages 51 and 52 or Exhibit 1). Staff is also concerned with the potential 65 foot height for non-residential buildings in the PUD. Based on their location near the top of a hill and along Lemmon Drive, it would be more appropriate to limit the non-residential buildings to a maximum of 40 feet in height, including architectural projections. Page 29 of the handbook has been edited to reflect this change (see page 29 of Exhibit 1).

Under standard zoning, non residential Villages 1 and 2 would trigger the LRE (Large Retail Establishment) requirements contained in code (RMC 18.12.306) as these two Villages allow up to 358,000 square feet of building area, which exceeds the 50,000 square foot LRE code threshold. The PUD contains modified standards which adequately address a majority of the intent and requirements of the LRE section of code. However, some of the standards may be difficult to meet as it is currently

unknown what the final orientation, configuration and building sizes will be in these two Villages. To address this the proposed nonresidential standards allow the LRE standards to be modified related to minimum land use mix, minimum wall articulation, minimum transparency, minimum number of entrances, entrance orientation, visual prominence of all entries, front parking quadrant and parking blocks, if adequate justification is provided to the administrator when each project is reviewed via the Site Plan Review process (See Section 6.3 of the handbook).

The requirements, timing and construction of sewer, drainage, traffic and roadway improvements within and adjacent to the site are contained in Appendices A-C of the PUD handbook. The plans contained in these appendices have been reviewed by staff. The plans submitted in conjunction with the standards contained in the PUD handbook adequately address the impacts, improvements and mitigations necessary to develop this property as proposed. When each portion of the project is reviewed via the SPR process, final improvements associated with these aspects will be determined to address applicable PUD standards and City code.

The residential development standards are based primarily on the MF21 and MF30 (Multifamily) zones, as modified in Section 6.3 of the PUD. A notable exception is 65 foot building heights and four stories are allowed for all uses. Residential uses are limited to multifamily, age restricted communities, condominium/townhouses and residential care facilities. The non-residential uses and standards (e.g. setbacks, signs, landscaping, architecture, etc.) are based primarily on the AC (Arterial Commercial) zone.

This PUD will utilize sensitive grading and slope restoration practices to blend the edges of developed areas into the topography of the site.

Hillside Development/Cuts and Fills/Grading: Special Use Permits were approved for hillside development and cuts of 20 feet or more and fills of 10 feet or more as part of the adjacent Wal Mart project as discussed above. Slope and conceptual grading information provided by the applicant indicate this PUD complies with the Hillside Development section of code. Based upon site slope calculations, the Hillside code requires ± 42.08 acres of open space be provided while ± 46.3 acres are proposed. Required open space must be left undisturbed and/or enhanced with landscaping or recreational amenities. In addition, all slopes $>30\%$ proposed to be disturbed must provide a 2:1 ratio of open space on the site in areas with $<30\%$ slope. Required open space includes environmental, recreational or scenic areas such as ridgelines. This information is contained in the PUD handbook (Exhibits D & E). The 46.3 acres of proposed open space will be left undisturbed except for minor trail construction to interconnect this site with the County trail system to the north and west. Areas disturbed adjacent to the trails are required to be revegetated.

This project proposes six areas of cut of 20 feet or more and four areas of fill of 10 feet or more. Three of the cuts areas are located in Villages 1 and 2 just north and east of

the Wal Mart site. The other three cut areas are located on the northwest side of Village 4B (two) and the east side of Village 6. The cuts cover ± 6.48 acres of the site and range from 20 to ± 48 feet in depth. The fill areas are located in the middle of Village 3, the north side of Village 2, the south side of Village 1 and the middle of Village 4A. The fills cover ± 13.26 acres of the site and range from 10 to ± 47 feet in depth. The cut and fill areas are primarily proposed to provide useable building pads as each Village develops and to construct the primary access road, Vista Knoll Parkway, through the site. The cut and fill areas and cross sections shown on Exhibits F and G depict the greatest extent of the area involved including the depth of the cuts and fills. As discussed above, the PUD requires approval of a SPR for each project which must address City code and the hillside development, cuts and fills findings, prior to application for each grading or site improvement permit.

Public Safety: Fire comments indicated their concerns related to fire hydrant location, water pressure requirements and spacing, access roadways, street sections, cul-de-sac length and diameter and surfacing of access roads will be addressed by code during the applicable site plan/tentative map review process. A wildfire defensible space plan is included as a standard in the PUD handbook to address the sites location adjacent to an area rated as a high wildfire risk.

Fire service for this project will be provided by Reno Fire Station 9 located in Stead. Fire response time to some of the project is within the standard 8 minutes. However, portions of the project will exceed an 8 minute response time. To provide adequate fire service, buildings located beyond an 8 minute response time will be required to be equipped with an automatic fire suppression system. This provision is contained in the PUD Handbook.

Police staff comments indicated they had no crime or compatibility concerns with the project. When specific projects are submitted via the site plan review/tentative map process, police staff will review the project and apply specific conditions, as necessary.

Public Improvements: The standards and improvements associated with traffic, sewage disposal, drainage, access and utility easements, construction access and management etc., are addressed in Appendices A-C in the PUD handbook and applicable sections of City code.

Access, Traffic and Circulation: Primary vehicular access to the site will be provided via Sky Vista Parkway to Vista Knoll Parkway from the south and from Lemmon Drive to Vista Knoll Parkway from the east. Vista Knoll is constructed along the west side of Wal Mart and will be extended to the north and east to connect with Lemmon Drive as the project develops (Exhibit H). The PUD contains roadway sections and standards for construction of Vista Knoll and other roads within the project which are adequate to serve the project. Pedestrian access will be provided by new sidewalks in accordance with the applicable standards contained in the PUD (Exhibit I).

This project will generate $\pm 23,064$ average daily trips, with 2,213 p.m. peak hour trips. Standards and requirements contained in Appendix A require additional traffic studies and address the timing and construction of necessary transit and traffic improvements as the project develops. As proposed the project has safe and adequate vehicular and pedestrian access and circulation.

Master Plan: The zoning requested in this application is consistent with the Special Planning Area Master Plan land use designation on the site. As proposed and with the standards contained in the PUD handbook, the project is consistent with the following applicable Master Plan policies and objectives: H-9 disperse housing types and sizes throughout the City; H-13 new housing development should provide pedestrian, bicycle and transit access to reduce vehicular use where possible; E-24 promote the reduction in energy use by encouraging the use of products and materials that maximize energy efficiency in building construction; GI-7 & 8 require developers to pay the cost of private and public improvements associated with the development; T-1 encourage pedestrian and bicycle access and parking in commercial development; P-1 site access safe, convenient and logical while minimizing impacts on adjacent streets; P-2 access to individual lots from local streets; CD-3 encourage PUD zoning, flexible lot sizes and clustering when open space is provided and sensitive areas are protected; CD-4 encourage cluster development when resulting open space provides a useable link to open space; CD-6 hours of operation and activity levels consistent with surrounding uses especially residential; CD-15 encourage clustering of services in locations convenient to residential areas to reduce vehicle trips; BD-1 development density, building mass and architectural details should be sensitive to the context and scale of the surrounding area; SD-1 neighborhood commercial centers should be sensitive to adjacent residential areas; SD-2 commercial centers should incorporate compatible architecture, signs, color and landscaping; SD-13 encourage retention of natural features of hillsides by requiring grading to achieve a natural undulating appearance; SD-14 encourage landscaping over other forms to stabilize disturbed slopes; Objective #1: Site Design; Objective #2: Significant Natural Features; Objective #4: Grading; Objective #5: Percent in Natural Slope; and Objective #6: Cut and Fill Slopes.

Reno Stead Corridor Joint Plan (RSCJP): Approximately eight acres of the site containing portions of Villages 4A and 4B are located in the RSCJP. They are designated as General Commercial in the Plan, which is appropriate for the AC (Arterial Commercial) office, commercial, restaurant and limited gaming uses proposed in the PUD. As proposed and with the standards contained in the PUD, this request is consistent with the following applicable policies contained in the RSCJP:

- C.1.1 During the discretionary approval process projects should be evaluated to ensure that soil disturbance and removal of vegetative cover is limited to specified building envelopes, approved driveways and roads. Revegetation of impacted areas shall be consistent with natural vegetation.

Comment: The conceptual grading plan in conjunction with standards for grading and hillside development contained in the PUD and in City code will ensure compliance with this policy as the project develops.

C.3.1 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and rock outcroppings. Evaluation should address mitigation of the affects on visual appearance, scarring of hillsides, and the impact of increasing access in road less area.

Comment: The visually prominent ridgeline located on this site, which includes several rock outcroppings, will be preserved as undeveloped open space. Grading standards in the PUD in conjunction with City code will adequately mitigate grading impacts to protect the visual appearance and minimize scarring. No new roads are proposed in the open space.

C.3.3 The color of building materials including that of structures, retaining and masonry walls shall be consistent with that of the natural terrain. Reflective material should not be used.

Comment: The PUD contains provisions requiring exterior building materials, retaining walls and colors to be consistent with area.

C.3.4 Signage, exposed utility poles and billboards that contribute to visual clutter shall be evaluated during development review. Utilities shall be placed underground. Existing billboards shall be removed in conjunction with new development along the U.S. 395 corridor.

Comment: City code requires new utilities to be placed underground. The PUD contains a sign program limiting the size and number of freestanding signs to reduce visual clutter. Billboards are not allowed in this PUD.

LU.5.2 New subdivisions should provide pedestrian and bicycle access to adjacent developments to encourage alternative modes of transportation.

Comment: The PUD contains a pedestrian and bicycle access plan to accommodate access to adjacent properties and open space; and encourages alternate modes of transportation.

LU.5.3 New development should be proportionate to and integrated with surrounding terrain and existing development in the vicinity.

Comment: The project contains standards to blend new development into the area by requiring appropriate grading practices; and architecture which is consistent with the site including articulation and colors.

LU.6.1 To avoid monotonous linear development, multifamily development should be designed in small clusters as neighborhood units. Vertical and horizontal offsets should be required to visually reduce building mass and create individual spaces (courtyards, seating arrangements, etc.) for multifamily projects.

Comment: Although the residential buildings can be up to 65 feet in height, they are required to be articulated with colors and materials consistent with the area. In addition, their scale would be reduced by their location adjacent to taller undeveloped hills as a back drop.

LU.6.2 New development requiring discretionary approval shall be noticed to neighboring property owners within 750 feet, with a minimum of 30 property owners. Development proposals shall be presented to both the City of Reno Ward Four North Valleys Neighborhood Advisory Board and the Washoe County North Valleys Citizen Advisory Board.

Comment: City code requires property owner notice consistent with this policy. As of this date, the applicant presented this project to the County Citizens advisory board but not the City neighborhood advisory board (NAB). The applicant intends to present the project to the NAB in September, prior to it being considered by City Council in October 2012.

LU.9.1 Neon signage should be prohibited.

Comment: Provisions have been added to the PUD handbook to prohibit neon signs

LU.9.2 Illumination, if any, should be of diffused light that is stationary and constant intensity. No up lighting should be allowed.

Comment: Provision have been added to the PUD handbook to prohibit up lighting on signs.

Police and Fire Concurrency Requirements: According to the Public Services, Facilities and Infrastructure Plan, an element of the Reno Master Plan, new development shall identify and fund options so police and fire concurrency can be met during the review process when land uses (e.g. master plan amendments) or zoning are changed.

Comments received from police staff indicate that the following staff will be needed at full build out: 1.5 officers (1.8 officers/1,000 population) to support the increase in population of approximately 2.5 residents per household for 338 additional residential units (845 residents). These officers would also cover police service for the non residential portions of the PUD. The annual cost for these officers ($\$90,000.00 \times 1.5 = \$135,000.00$) will need to be included in future Police Department budgets in order to maintain the current level of service.

Comments received from Fire department staff indicate this project can be served by existing facilities and staff as this is an infill project. However, automatic fire sprinkler systems will be required in all buildings exceeding an 8 minute fire response time.

Given the above, concurrency requirements for this project have been met. The PUD handbook contains a discussion and requirements for Police and Fire service related to this project.

Project of Regional Significance: This proposal is a project of Regional Significance as it will generate more than 6,250 average daily trips ($\pm 23,064$). The square footage ($\pm 487,000$) of non residential development and number of residential units (338) proposed results in exceeding the threshold for traffic generation. The proposed non residential square footage will provide office and neighborhood commercial uses in close proximity to surrounding residential to reduce vehicle trips. The project will also provide freeway and commercial services extending beyond the local neighborhood. The residential units will be located in close proximity to various commercial and office uses to provide convenient access and also reduce trips and trip lengths. Adequate provisions for pedestrian and bicycle facilities are included as part of the PUD handbook. The applicant will construct all necessary infrastructure improvements related to traffic impacts. A traffic report detailing the impacts, improvements and mitigations required for the project has been reviewed by staff and is included in the PUD handbook as an Appendix. The plans submitted in conjunction with the standards contained in the PUD handbook address the traffic impacts, including the construction and timing of improvements and mitigations necessary to develop this property as proposed.

General Code Compliance: As proposed and with standards contained in the PUD this project meets or exceeds code requirements.

Other Reviewing Bodies:

Washoe County District Health Department: Comments received from Health department staff are related to: providing proper drainage adjacent to impervious surfaces, proper design and construction of on site detention basins to reduce downstream impacts and providing necessary improvements to adjacent drainage channels as a result of this project. These issues will be addressed during the SPR process in accordance with the PUD standards and applicable code.

Washoe County School District: This project has the potential to generate up to 135 students. This site is currently served by Lemmon Valley Elementary, O'Brien Middle and North Valleys High. These schools are under capacity although North Valleys High is nearing capacity. When the project was reviewed School District staff indicated this project would not trigger the need for additional school facilities. However, portable classrooms can be added, as necessary

Regional Transportation Commission (RTC): RTC staff provided comments related to traffic signal and intersection improvements at the Vista Knolls Parkway/Lemmon Drive intersection as identified in the applicants traffic report, provision of transit improvements and provision of pedestrian and bicycle facilities with construction of the project. These issues are addressed by improvements identified to be constructed in the applicants' traffic report which states the project will maintain all required levels of service as the project develops. The traffic report is attached to the PUD handbook as an appendix. The PUD handbook contains standards which in conjunction with City code adequately address pedestrian and bicycle access as the project develops. Provision of transit improvements and identification of bus stop locations will be accomplished as applicable during the SPR process required with each phase of the development.

Calls for Service (CFS): The service boundary for CFS data provided by the Reno Police Department is Charlene Drive and Tulear Street to the north; Lemmon Drive to the east; US 395 to the south and Sky Vista Parkway to the west. From January 2008 through June 2011 the area received 5,217 CFS. The top four categories generating service calls included: Traffic (2,495–47.8%); Business Check (347– 6.65%); Area Check (177–4.7%); and Accident Police Response (67– 3.6%). The CFS data is available in the case file.

Neighborhood and Citizens Advisory Boards: This project was not reviewed by the North Valleys Neighborhood Advisory Board (NAB). However the applicant intends to present the project to the NAB at their September 17, 2012 meeting. The project was presented to the North Valleys Citizens Advisory Board (CAB) on July 11, 2011 with an update on September 19, 2011. A copy of the CAB comments is attached to this report (Exhibits J & K).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Vacant	Special Planning Area, Urban Residential/Commercial, Parks/Recreation/Open Space(City), Parks and Recreation, Open Space(Co. RSCJP);	OS, AC (City), Parks and Recreation, Open Space (Co.)
SOUTH	Mixed Commercial		CC, AC
EAST	Vacant, Dog Kennel	Special Planning Area, General Commercial (City RSCJP), Medium Density Residential 1-3 du/ac (Co. RSCJP)	AC, LLR 2.5, LLR1 (City), MDR 1-3 du/ac(Co.)
WEST	Vacant	Special Planning Area High Density Suburban 3-7 du/ac (RSCJP)	SF6, AC

NRS 278A and NRS 278.250 (2) Findings:

In accordance with NRS, Sections 278A .500 and .510 must be addressed when acting on a zoning map amendment to PUD. In addition, the findings for NRS 278.250(2) must also be addressed. The applicant has provided responses which adequately address the findings for 278A. 410, .500 and 278.250 (2) as listed and discussed below. Recommended Condition A addresses the finding for NRS 278A.510.

LEGAL REQUIREMENTS:

NRS 278A.500	Planned Developments
NRS 278A.510	Planned Developments
RMC 18.06.403	Planned Unit Development Review
NRS 278.250(2)	Zoning Map Amendment - General

FINDINGS:

PUD Planned Unit Development: Findings of fact required for approval of a PUD (Planned Unit Development):

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

The plan is consistent with the NRS definition of a PUD: "Planned unit development" means an area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas, or both. *The PUD is consistent with the PUD objectives by being comprehensive, multi use, and multi phased and is consistent with the Master Plan of the city of Reno.*

2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

The PUD departs from the existing zoning by providing for increased density, intensity and types of uses; thereby maximizing the use of existing infrastructure, creating compact development, and creating a mixed use project encouraging less vehicle trips and creates a more pedestrian/bicycle friendly environment. Open space has been provided to protect environmentally sensitive areas containing a ridgeline and a majority of the sites steep slopes, while grading on environmentally constrained areas has been minimized. These factors plus the inclusion of appropriate hillside grading and development standards and low impact development provisions (LID) into the PUD are in the public interest.

3. The ratio of residential to nonresidential use in the planned unit development.

The ratio of residential to nonresidential is approximately 20% to 80%, respectively. This ratio creates a mixed use project while emphasizing non-residential land uses to support the surrounding community that is predominately residential. This ratio will encourage compact development, reduce vehicle trips and create a more pedestrian/bicycle friendly environment.

4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

Approximately 45% of the PUD is planned for common open space, in addition to the 46.3 acre of open space parcel. Maintenance will be by a legally established, owners association that is currently functioning and providing the required maintenance in other areas of the Vista Hills project. The amount of common open space provided exceeds the typical ratio to serve the planned density and intensity of residential and commercial uses in the PUD.

5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

Adequate public facilities are provided for parks and recreation, fire and police. The design of the major arterials serving the PUD is adequate to accommodate regional traffic volumes in the future as well as the proposed project. The proposed PUD with its significant amount of open space provides recreational amenities and enhances the visual enjoyment of future residents, businesses and the general public.

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

The proposed PUD is physically isolated from other sensitive land uses in the surrounding area by grade and distance. This buffering and isolation minimizes traffic, noise and lighting impacts between the project and the surrounding neighborhood while providing necessary service thereby creating a beneficial relationship.

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

The proposed PUD is an extension of the existing Walmart development which contains CC&R's for management and maintenance. The PUD specifies that it will be annexed into the existing owners association which is managed and operated by a professional management company which administers the day to day activities of the association including common area maintenance. This will insure the ongoing protection of the interests of the public, future residents and

owners in this PUD. The design standards contained in this PUD will further protect the public and future residents by providing an appropriate framework for construction and maintenance throughout the lifetime of the project.

NRS 278A.510 Minute order: Specification of time for filing application for final approval. Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

The PUD is proposed to be developed in phases. Final approval of the handbook (certification by City Council) will occur within 4 months of the date of approval of the project of Regional Significance as specified by the conditions of tentative approval. It is anticipated the project will be developed in phases over fifteen years from the date of certification of the PUD Handbook by City Council and recordation of the PUD handbook.

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- a. To preserve the quality of air and water resources.

The proposed PUD will provide a higher density, compact development which will reduce vehicular trips and encourage pedestrian/bicycle travel thereby reducing air pollution. The preservation and enhancement of over 46 acres of open space will maintain water quality and retain existing ground water recharge

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

The PUD will preserve and enhance over 46 acres of the total acreage in open space while protecting a significant ridgeline for the residents of the PUD and the community as a whole.

- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.

The proposed layout of the plan maximizes view resources to the west and south. Design standards including building height and setback ratio's

will encourage proper placement of buildings to enhance access to solar resources. The site is located such that the project buildings would not cast shadows on surrounding residential and commercial developments

- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

The plan encourages energy conservation through the use of materials that maximize energy efficiency.

- e. To provide for recreational needs.

The PUD includes over 46 acres open space with walking trails to connect this project to the open space and County Park to the north and west. Each residential development within the PUD is required to provide recreational amenities to meet the needs of those residents. In addition, there will be a significant amount of trails and sidewalks within the development that will extend existing trails in the adjacent Regional Park to encourage pedestrian and bicycle use.

- f. To protect life and property in areas subject to floods, landslides and other natural disasters.

The PUD is located outside the FEMA designated 100 year floodplain. Storm drainage facilities will be designed and constructed to protect residents of the PUD from flooding and the natural open space buffer areas will provide an additional safety factor against potential landslide events. A wildfire defensible space program is required to be implemented to protect the site from wildfires.

- g. To conform to the adopted population plan, if required by NRS 278.170.

The proposed project is located within the City of Reno corporate boundary. The adopted population elements for the City of Reno and Truckee Meadows Regional Planning Agency master plans anticipated the projected population of the PUD.

- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

The plan includes a sidewalk, trail and pathway plan, an arterial roadway plan and a public facilities element that ensures the timely, orderly

development of all the supporting public facilities (parks, fire and police protection) to serve the residents of the project.

- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.

The land plan for the PUD is sensitive to the character of the land by restricting environmentally sensitive areas to open space uses and providing for high intensity mixed uses on the portions of the site without environmental constraints. This land plan concept and standards contained in the PUD accommodate the site opportunities and constraints efficiently and effectively.

- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

The density, intensity and proposed uses within the project insure a positive financial impact short term and long term to the community.

- k. To promote health and the general welfare.

The proposed PUD will promote the health and general welfare of its residents and those of the regional as whole by providing housing choices and locally serving commercial services within a compact mixed use community that encourages non-motorized transportation alternatives and preserves a significant amount of open space to serve the needs of the regional community.

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

The proposed residential density of the project will encourage a variety of housing types and range of affordability options for future residents to choose from.

- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

The PUD's physical location is isolated by grade and distance including significant open space buffers and non-residential uses from existing neighborhoods, thereby providing adequate protection for existing neighborhoods.

- n. To promote systems which use solar or wind energy.

The PUD's implementation strategies encourage the use of alternative energy systems, particularly renewable sources.

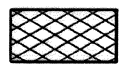
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Not Applicable. There are no military installations located near this PUD.

Staff: Vern Kloos, AICP, Senior Planner



LDC11-00035 Vista Hills



Subject Site

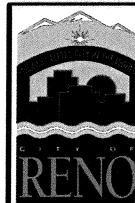


City Limits



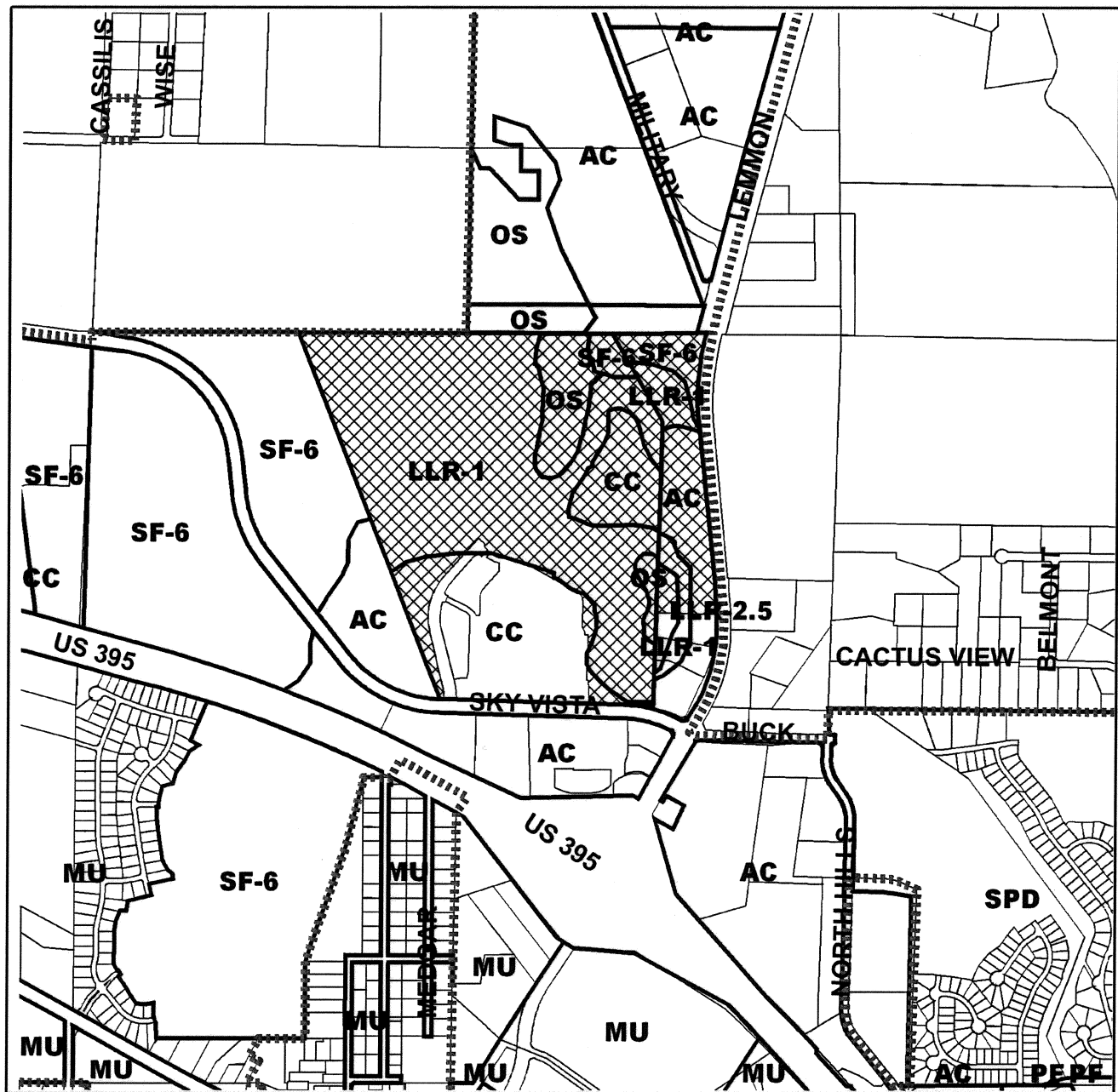
0 165 330 660 990 1,320 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: August, 2012



Community Development Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



LDC11-00035 Vista Hills



Subject Site



City Limits



0 165 330 660 990 1,320 Feet

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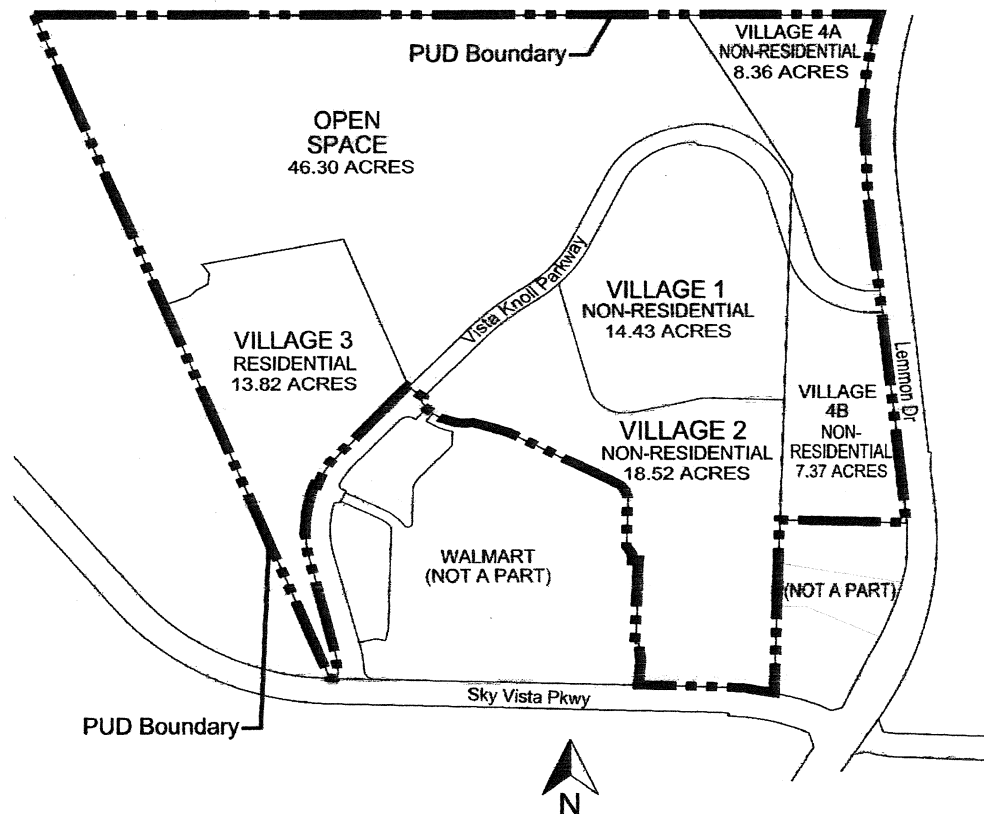


Community Development Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

B. SITE PLAN.

1. Vista Hills PUD is composed of four villages plus common open space.
2. Village 3 contains a maximum of 338 residential units (approx. 32 dwelling units per acre prior to hillside density reductions)
3. Villages 1, 2, and 4 are non-residential and contain a maximum of 487,000 square feet of office, commercial, retail, lodging, entertainment and/or service uses. Village 4 is divided into Village 4A and Village 4B.

Exhibit 1-2 - Acreage and locations of each village.**1.3 ADMINISTRATION.**

- A. The City Council or its designee shall administer this Handbook and have the authority to interpret and apply this Handbook. The City Council designates the Community Development Director ("Director") as the administrator of the Handbook. The Director may designate persons whom he or she supervises to carry out his or her duties of administration. Both the Director and his or her designee shall be hereafter referred to as the Administrator.
- B. The master developer, until it turns over control of the PUD to an owners' association ("OA") organized and maintained in accordance with NRS Chapter 116, or the OA upon taking control of the PUD shall:

CHAPTER 5 - DENSITY AND INTENSITY OF LAND USE AND PERMITTED LAND USES

5.1 PURPOSE

- A. The purpose of this Chapter is to establish standards governing the density or intensity of the land uses and set forth the permitted land uses.

5.2 DENSITY AND INTENSITY OF LAND USE

- A. Density is 338 units maximum at 32 dwelling units/acre in Villages 1 and 3
- B. Intensity is a maximum of 487,000 square feet of non residential square footage in Villages 1, 2, 4A and 4B. Per **Table 5.2** some non residential uses are allowed in Village 3
- C. Each village shall not exceed the density/intensity designations shown in **Table 5.1**.

Table 5.1: Density/Intensity Allocation

VILLAGE (Land Use)	APPROX. ACREAGE	% OF SITE	APPROX. DEVELOPABLE ACREAGE*	MAX GROSS SQ. FT. **	NO. OF DWELLINGS UNITS**
1	14.43	13%	10.82	208,000	338
2	18.52	16%	13.89	151,000	
3	13.82	12%	6.32	68,000	
4A	8.36	7%	5.53	60,000	
4B	7.37	7%			
Open Space	46.30	41%			
Major Roadway ROW	4.02	4%			
Project Total	112.82	100%		487,000	338

* Developable acreage is the portion of a village that is not encumbered with graded slopes of 3:1 or greater.

** Non-residential square footages and residential dwelling units illustrated are maximums in the village identified and may be less in an application. The PUD shall be developed at approximately 0.25 FAR and 32 du/ac. (Developable Acreage)

5.3 PERMITTED AND PROHIBITED USES AND THOSE REQUIRING A SPECIAL USE PERMIT

- A. Permitted uses, prohibited uses and those requiring a Special Use Permit are shown in **Table 5.2: Uses**. Any use not listed on **Table 5.2** is not allowed unless it is considered accessory to a listed permitted use or is considered to be similar and/or compatible with a listed permitted use, to the satisfaction of the Administrator, per RMC Section 18.08.201(a)(4), as amended. Permitted uses are subject to additional use regulations in accordance with RMC 18.08, as amended, as specified below on **Table 5.2: Uses**.

Table 2.2 Village 3 Hillside Density Calculations

Slope Range	Density Reduction Factor	Prop. Zoning Density (du/ac)	Acres in Slope Range	Dwelling Unit Allocation
0 - 15%	1	32	7.95	254
15.01 - 20%	0.6	32	3.78	73
20.01 - 25%	0.2	32	1.58	10
25.01 - 30%	0.1	32	0.3	1
30.01% +	0	32	0.21	0
Total Acres			13.82	
			Total Dwelling Units Allowed for Vista Hills	338

3. Cuts in Excess of 20 Feet, and Fills in Excess of 10 Feet

- a. This PUD includes areas where cuts exceed 20 feet and fills exceed 10 feet. The design objective of on-site grading is to create landforms that blend and transition into adjacent projects/parcels so that a natural appearance is maintained. This shall require design professionals to utilize land forming as a specific design and landscape element. All mechanically stabilized slopes are required to include both vertical and horizontal undulation. Retaining walls may be used where necessary in accordance with design requirements of the Reno Municipal Code.
- b. Grading operations and the timing of re-vegetation of disturbed areas shall be in accordance with applicable RMC requirements. All slopes that are disturbed by grading that are not necessary for construction staging shall be landscaped and/or reseeded with native shrubs and grasses consistent with existing on-site native vegetation upon completion of final grading, as determined by a licensed landscape architect. Plans and specifications for landscaping/re-seeding shall be submitted, reviewed and approved with each Site Plan Review, Special Use Permit or Tentative Map, as applicable.
- c. All graded slopes steeper than 3:1 shall be stabilized with vegetation consistent with existing on-site native shrubs and grasses and/or turf reinforcing material or biodegradable straw matting with native shrubs and grasses. Rocks used for rip-rap, retaining walls or rock outcroppings shall be of a color consistent with the site. Existing top soil and vegetative strippings shall be stockpiled and re-used by broadcasting onto all disturbed areas including rip rap and talus slopes to better blend the created slopes into the area.

EXHIBIT "D"

18.12.1601-1614, "Hillside Development," as amended ("Hillside Ordinance").

2. Slope analysis.

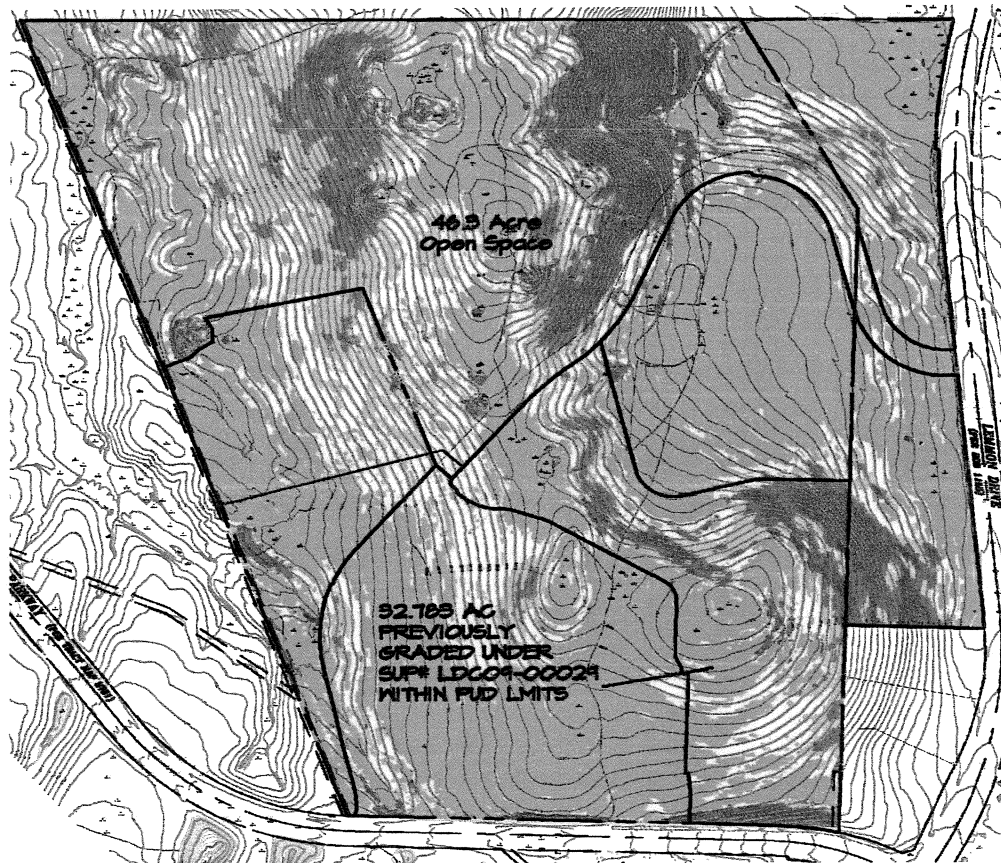
- a. Consistent with provisions contained in the Hillside Development Ordinance this project has been combined with the grading special use permit approved for Walmart (LDC09-00029) for the calculation of required open space and other applicable aspects of the Hillside Ordinance.
- b. **Exhibit 2-1 and Table 2.1** depicts the combined slope analysis for both the +/- 22.8 acre Walmart site and the +/- 112.82 acres contained in this PUD. As indicated on Table 2-1, provided open space exceeds the required open space for the +/- 135.62 acres contained in both projects by +/- 4.22 acres. The 46.3 acres of required open space have been consolidated into the Open Space parcel within this PUD.
- c. **Future Allocation of Open Space**

Because this project consolidates the required open space, no additional open space per the Hillside Ordinance will be required in the Villages as the project develops. However, grading of individual projects and roads located within the non open space portions of this PUD will require approval of a Site Plan Review consistent with the grading plans (**Exhibit 2-2**), findings and standards contained in this PUD.

Table 2.1: Required Open Space

TOTAL SITE				OPEN SPACE ONLY
Slope Range	Min. Open Space (%)	Acres in Slope Range	Required Open Space in Slope Range*	Provided Open Space in Slope Range
0 - 15%	0	67.42	0.00	13.47
15 - 20%	25%	30.18	7.55	10.59
20 - 25%	50%	19.24	9.62	10.23
25 - 30%	75%	8.27	6.20	4.73
30% +	100%	10.51	10.51	7.28
Total Acres		135.62		
		Open Space Required	33.88	
30% slope disturbed = 4.1 acres X 2 =			8.20	
Total Open Space Required			42.08	
Total Open Space Provided				46.3

Exhibit 2-1: Overall Slope Analysis Map



d. Hillside density calculations for Village 3.

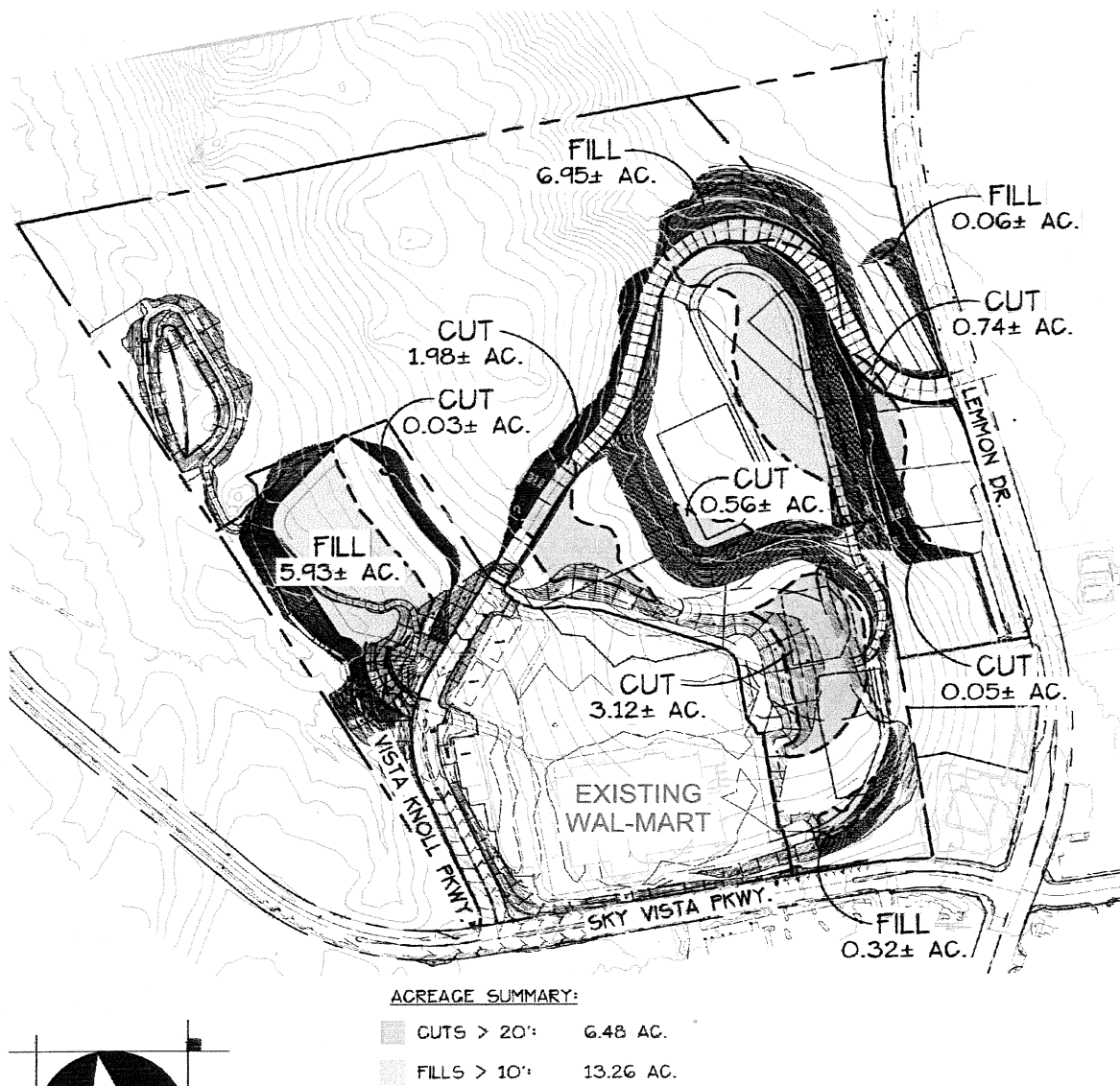
Based upon the existing slopes within Village 3, the Hillside Development Ordinance would allow a maximum of 338 dwelling units based on a density of 32 dwelling units per acre as shown on Table 1.3.

2.2

EXHIBIT "F"

- d. Exhibit 2-2 illustrates the approved conceptual grading plan and approximate areas where these grading thresholds will be exceeded. A detailed 1" = 60' scale of the approved conceptual grading plan is on file at the Community Development Department.

Exhibit 2-2, Conceptual Grading Plan

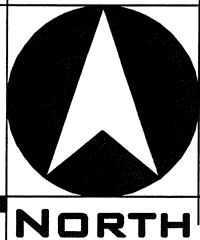
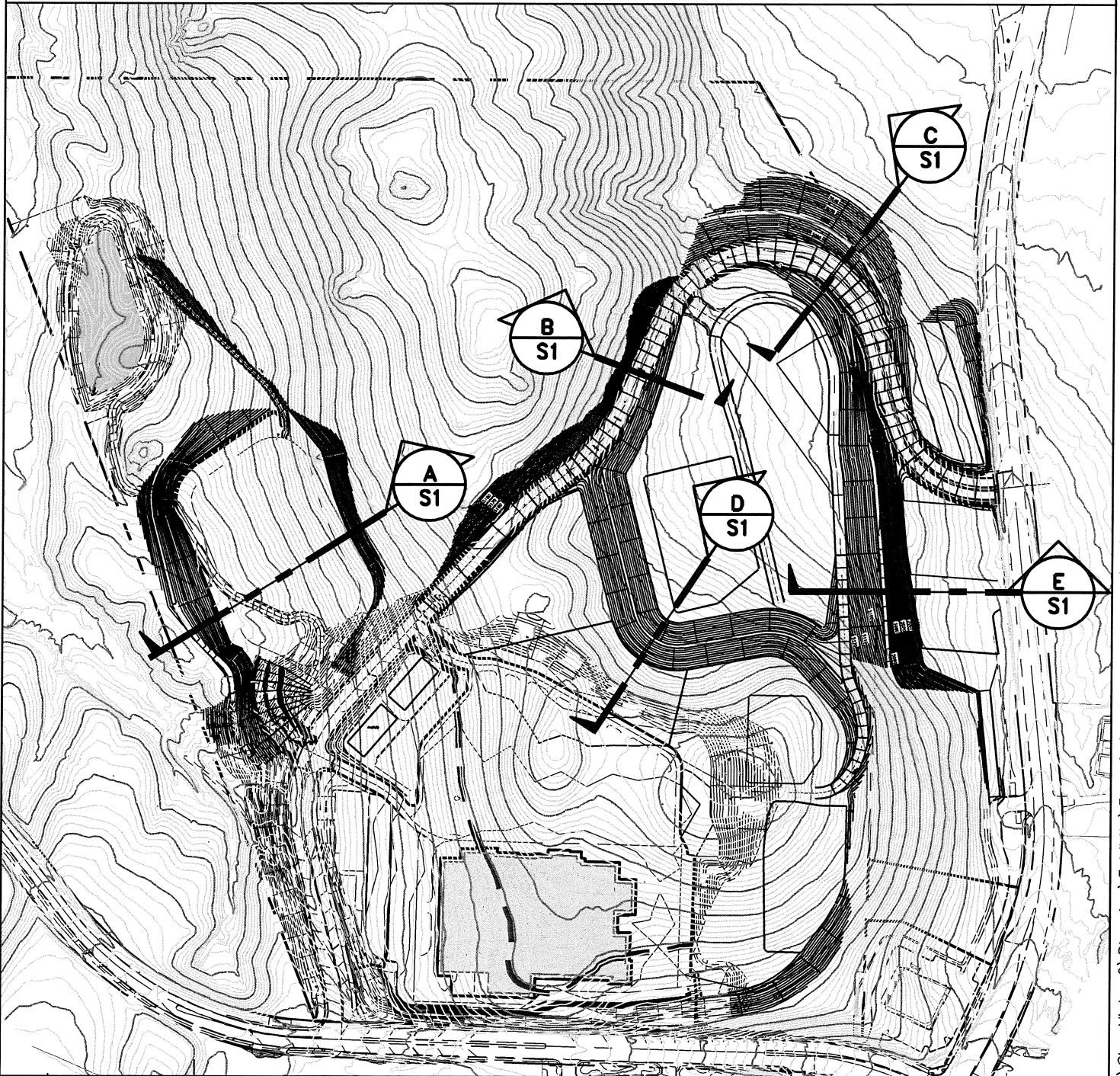


- e. There are approximately 6.48 acres where cuts will exceed 20 feet and 13.26 acres where fills will exceed 10 feet. No Special Use Permit for Hillside Development shall be required if future individual village or project builders propose grading that conforms with the grading proposed with this Project as illustrated on Exhibit 2-2 and the approved detailed 1" = 60' scale grading plans submitted with this PUD.

VISTA KNOLL PUD SECTION KEY MAP

EXHIBIT "G"

9 pages



SCALE: 1"=400

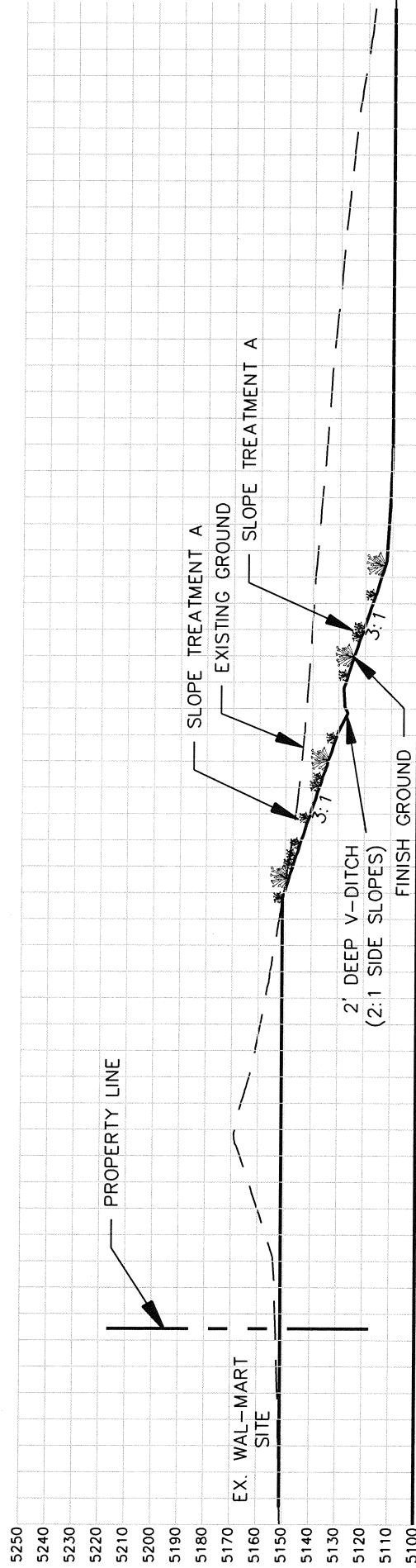
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive
Reno, NV 89511

Tel 775.823.4068
Fax 775.823.4066

Vista Knolls PUD Section D-S1

HORIZONTAL: 1"=60'
VERTICAL: 1"=60'



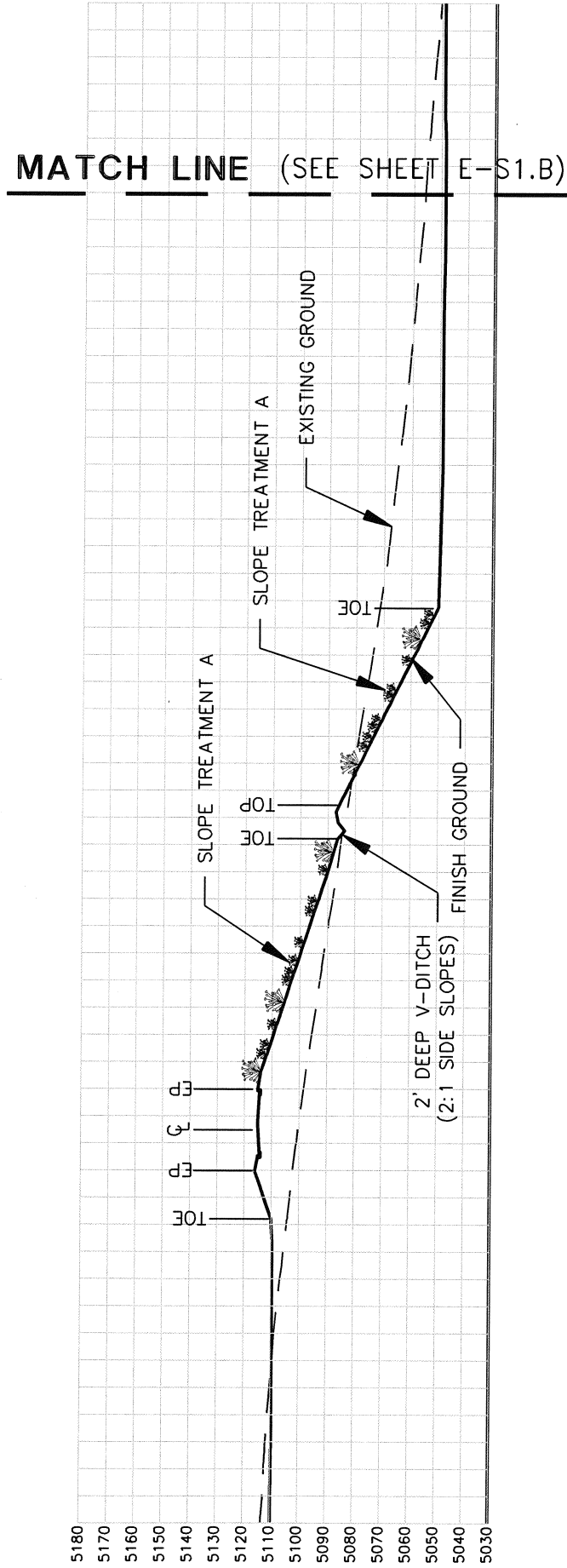
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Vista Knolls PUD Section E-S1.A

HORIZONTAL: 1"=60'
VERTICAL: 1"=60'



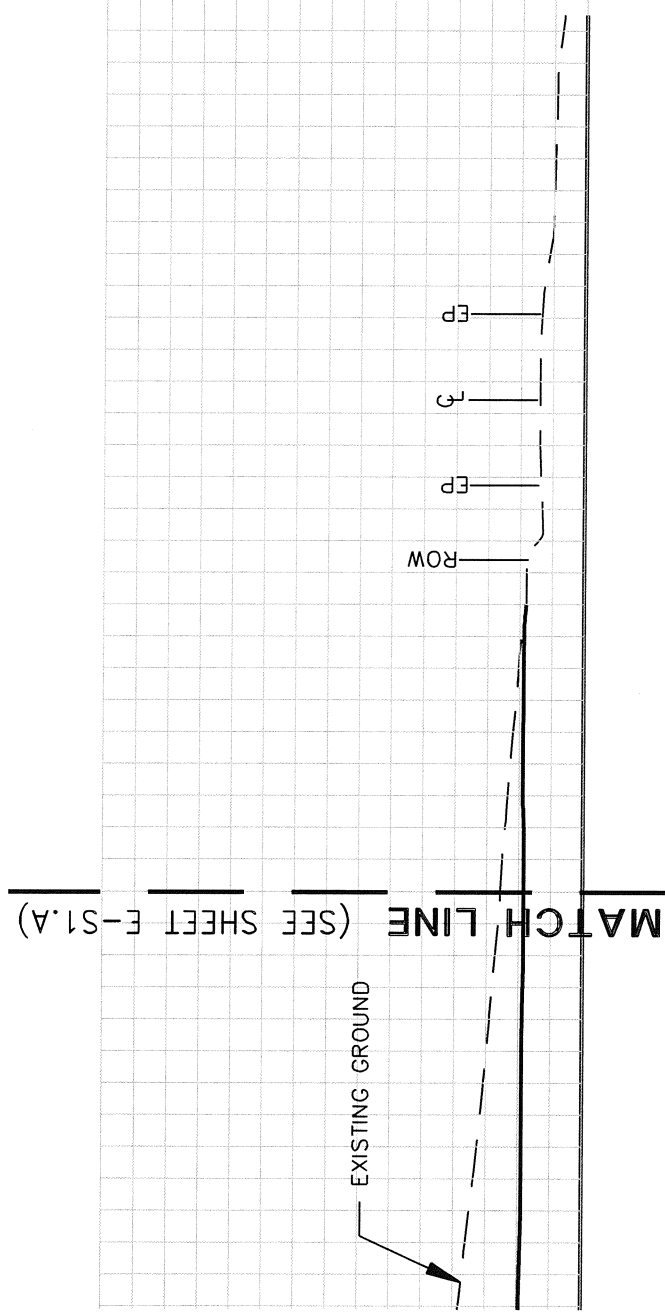
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3

Vista Knolls PUD Section E-S1.B

HORIZONTAL: 1"=60'
VERTICAL: 1"=60'



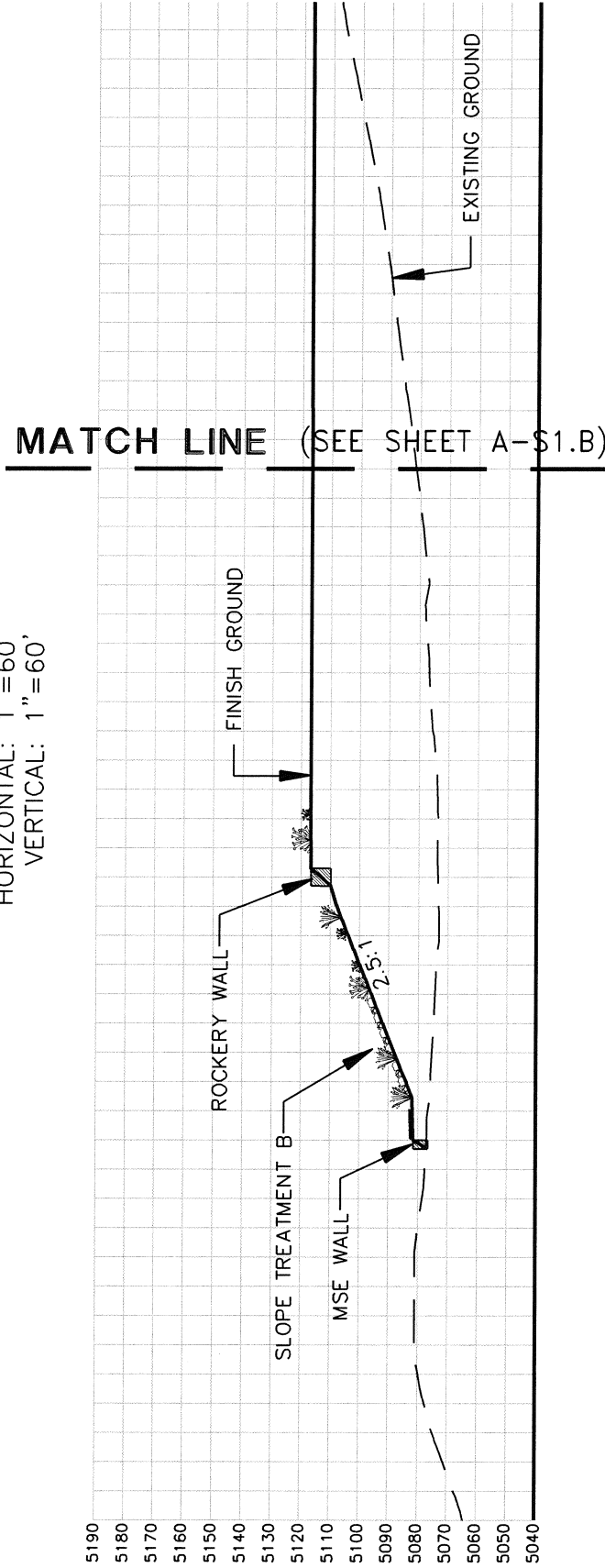
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Vista Knolls PUD Section A-S1.A

HORIZONTAL: 1"=60'
VERTICAL: 1"=60'



5

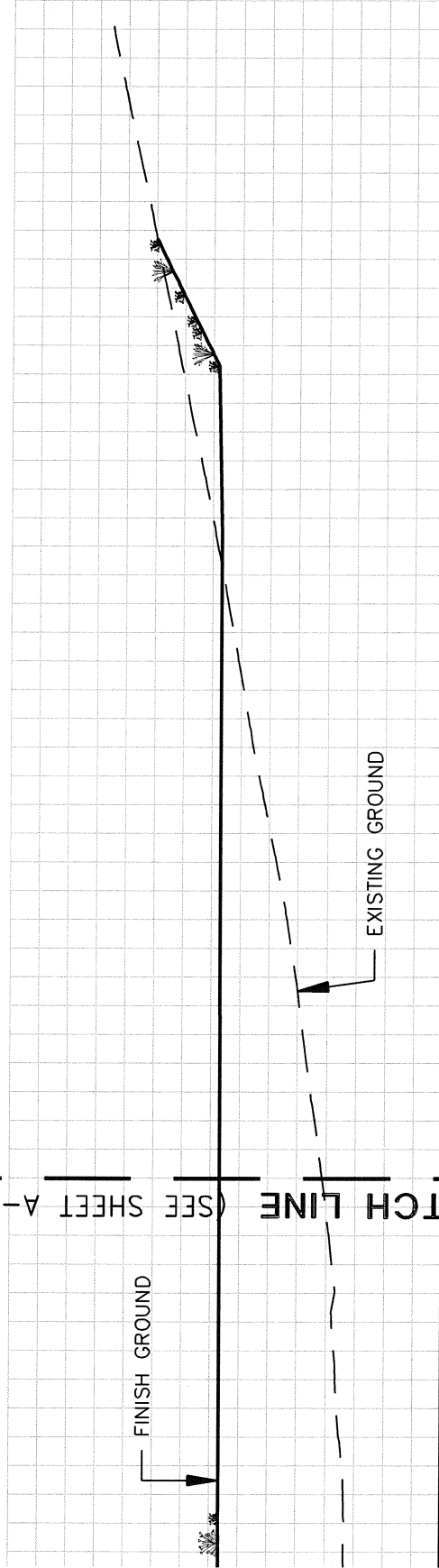
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Vista Knolls PUD Section A-S1.A

HORIZONTAL: 1"=60'
VERTICAL: 1"=60'

MATCH LINE (SEE SHEET A-S1.A)



6

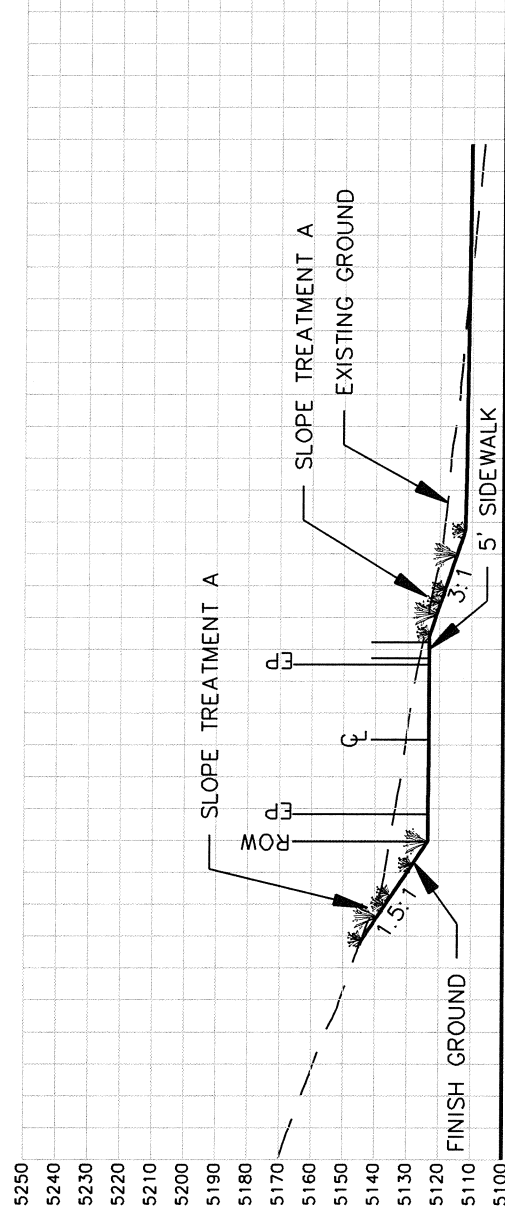
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Vista Knolls PUD

Section B-S1

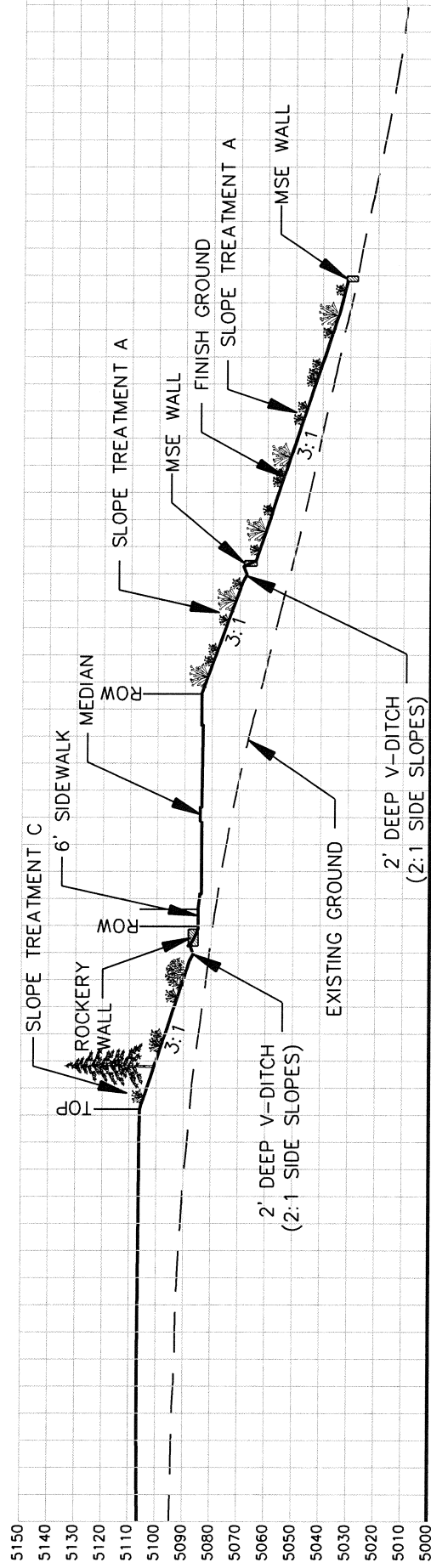
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VERTICAL: 1"=60'



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Vista Knolls PUD Section C-S1

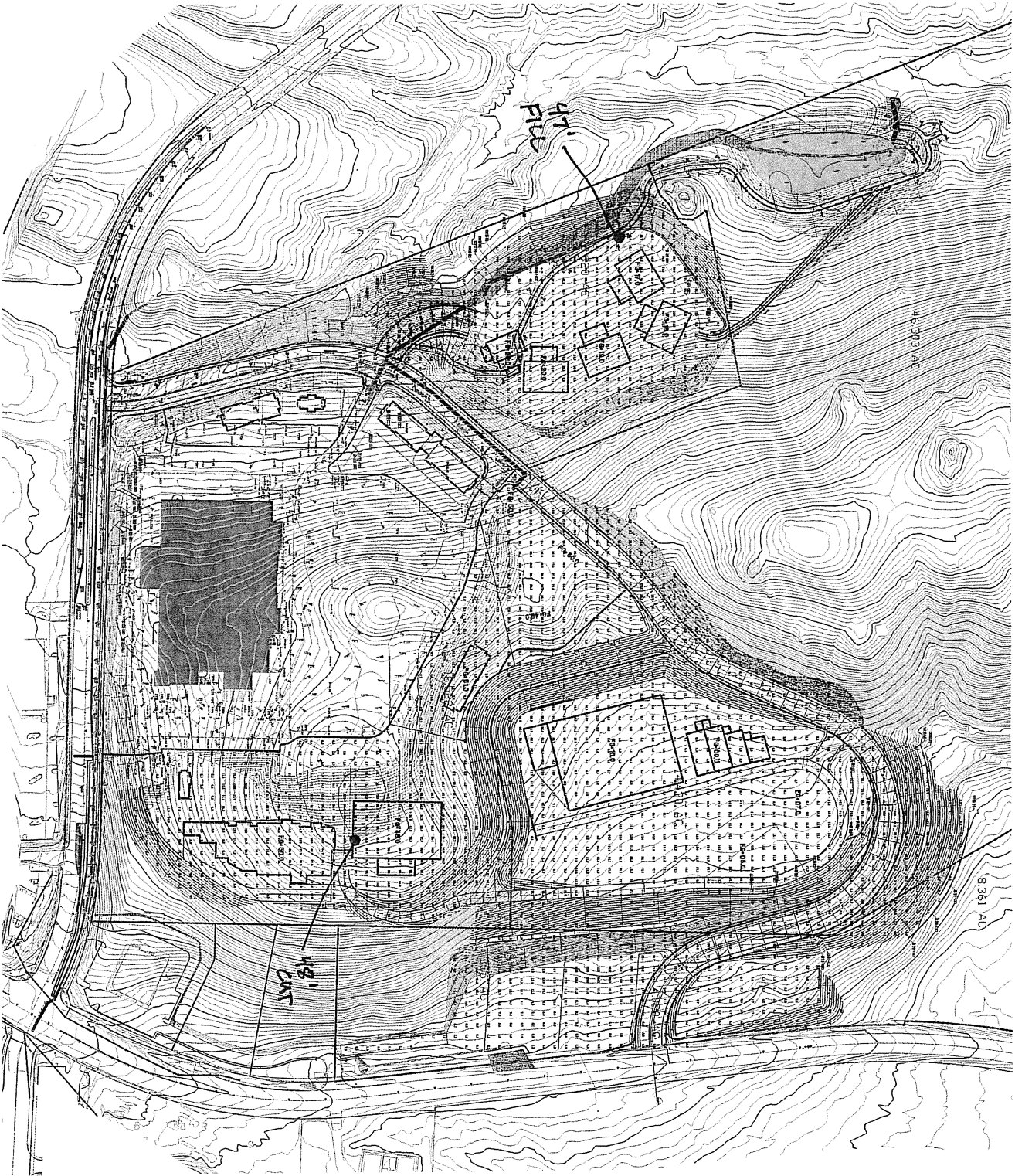
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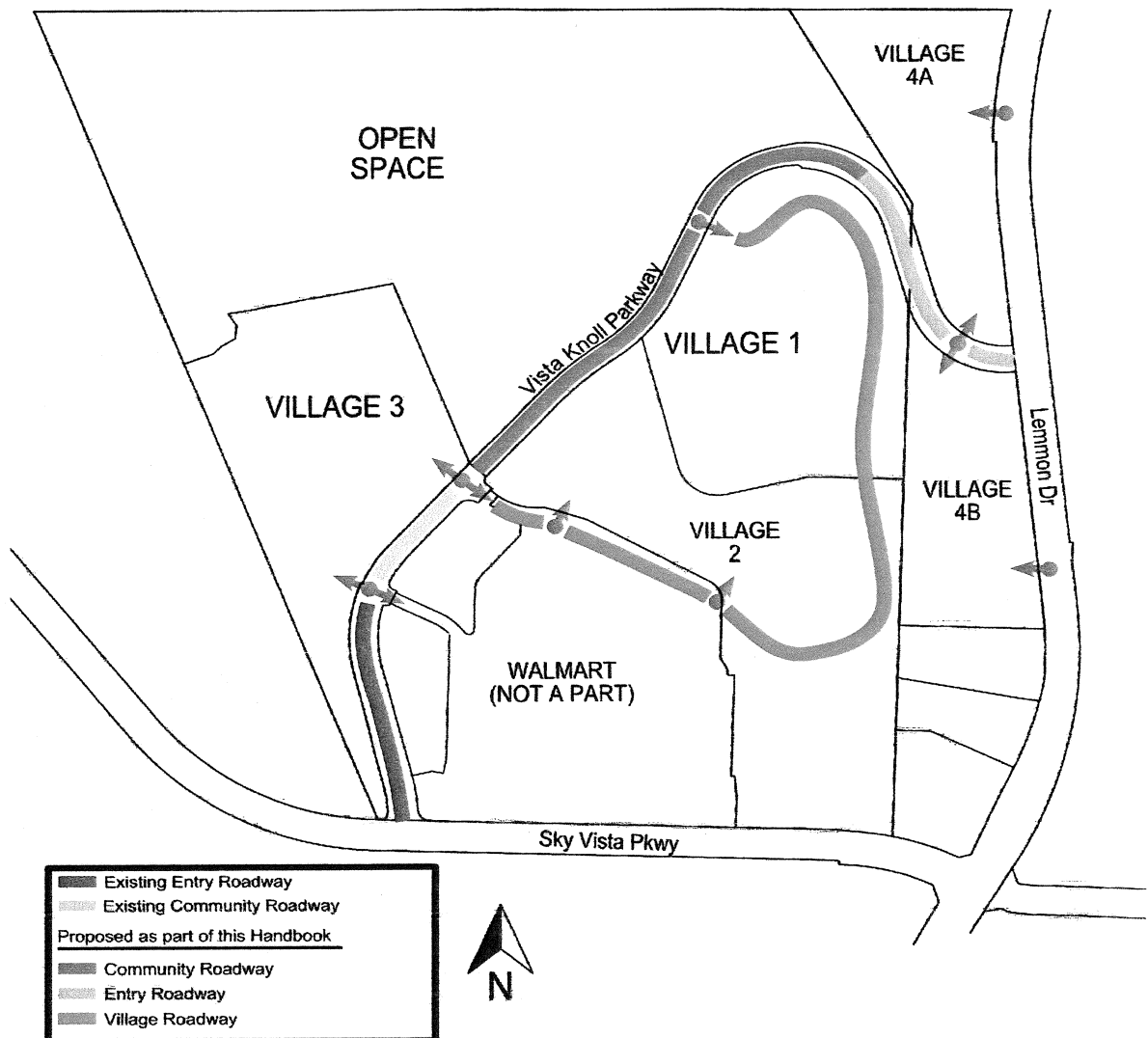
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Fax 775.823.4066



6.4 ROADWAYS.

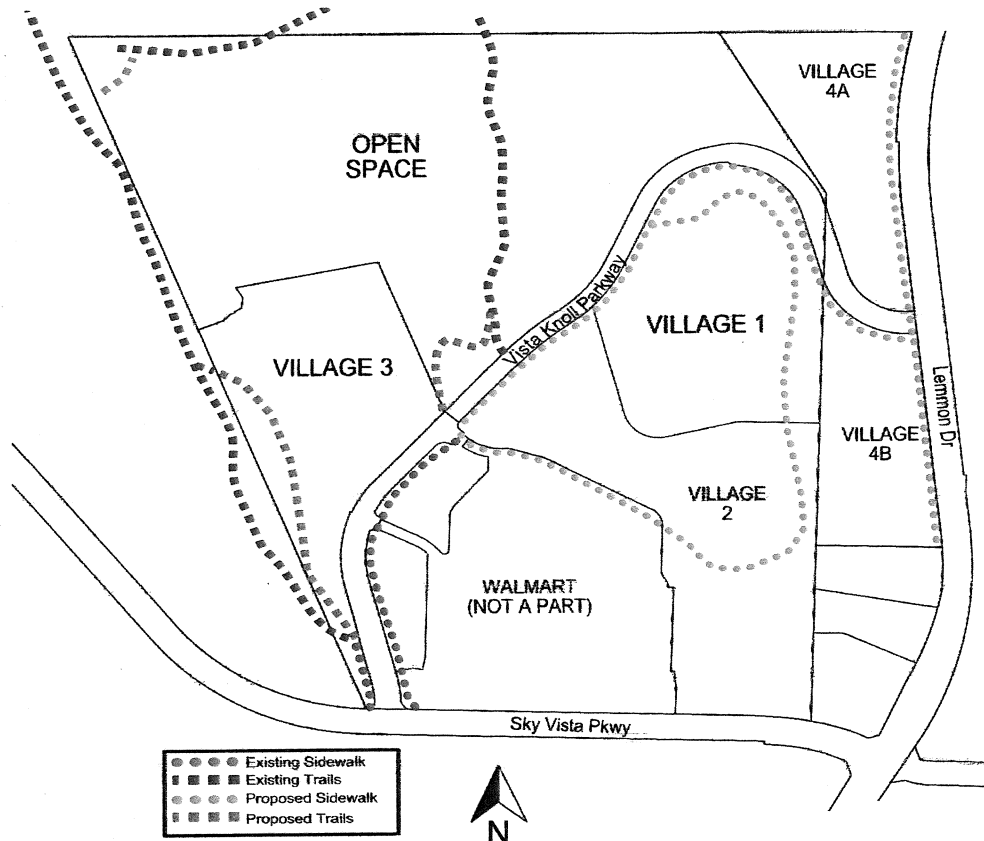
- A. These standards are expected to provide satisfactory levels of service through 2030. The locations of the roadway sections listed below are shown on **Exhibit 6-1 Access and Circulation Plan**.

Exhibit 6-1 Access and Circulation Plan



down to the elevation of this intersection. The design and alignment will be determined with approval of the building permit for extension of Vista Knoll Pkwy. The trails within the Open Space parcel shall be designed and constructed per Exhibit 3 - 2A below.

Exhibit 3-1: Trail and Sidewalk System



- D. Trails within Village 3 will provide a connection to the existing trail corridor to the west of the PUD. Refer to **Exhibit 3-1**. This trail will provide a pedestrian connection through this residential village and also a connection to the rest of the PUD pedestrian circulation system. Trails within Village 3 shall be designed and constructed per **Exhibit 3-2B**. Trails within the Open Space parcel shall be designed and constructed per **Exhibit 3-2A** below.

NORTH VALLEYS CITIZEN ADVISORY BOARD

EXHIBIT "J"



DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held July 11, 2011
at the North Valleys Regional Sports Complex Community Building 8085 Silver Lake Drive, Reno, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 7:03 p.m. by, Sarah Chvilicek, Chair. Sarah Chvilicek led the Pledge of Allegiance.
2. **MEMBERS PRESENT** – Eric Arentz, Secretary, Cold Springs, Sarah Chvilicek, Chair. North Valleys, Francine Donshick, Vice Chair, District 3, Art Hernandez, North Valleys, Frank Schenk, Cold Springs, Earl Walling, North Valleys, Linda Walls, North Valleys and John White, North Valleys.
3. **APPROVAL OF THE AGENDA** – Francine Donshick moved to approve the July 11, 2011 agenda as posted. Frank Schenk seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES** – Francine Donshick moved to approve the minutes of the June 13, 2011 joint meeting as submitted. Frank Schenk seconded the motion. The motion carried unanimously.
- 5.* **REPORTS AND UPDATES** – The following reports and updates were informational only and no action was taken. The reports were limited to five minutes each.
 - A. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County.
 - Sarah Chvilicek announced that the Board of County Commissioners will hear the Parks Master Plan on July 12, 2011 and encouraged everyone to attend the hearing and state their opinions.
 - Copies of the Sheriff's Report was available for review and the NVCAB update is available on-line.
 - Sarah Chvilicek introduced members of Scout Troop 19 who were in attendance to observe a public meeting.
 - B. **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Sergeant. Pam Keller, Washoe County Sheriff's Office was available to report on public safety issues within the CAB's planning area, including recent calls for service. Sgt Keller announced that information and crime reports can be accessed on-line at www.WashoeSheriff.com. Citizens are reminded to keep doors and vehicles locked and valuables out of sight. Vacant dwellings and theft of copper and other precious metals have been targeted in recent burglaries.
Comments and Concerns
 - In response to concerns raised, Sgt. Keller asked that citizens report door to door solicitors who do not have proper licensing. Try to provide a description of the person or persons and identify their vehicle and license plate.
 - Comments were made regarding pawn shops and other places where stolen goods could be marketed.
 - C. **STEAD AIRPORT UPDATE** – In Mike Dikun, Manager, Stead Airport Manager's absence, Sarah Chvilicek read a report from Mr. Dikun into the record. The Runway Safety Area project has been completed. The Reno Air Racing Association Pylon Racing Seminar held June 15th – 18th was a successful and safe pilot training, The Reno Air Racing Foundation and Reno-Tahoe Airport Authority sponsored a "Young Eagles" flight day for children aged 8-17. Seasonal maintenance of the 5000 acres of land and 12 million square feet of asphalt of the airport property is underway. The Air Races are scheduled for September 14th - 18th. Contact Mr. Dikun at 328-6570 with questions and comments.
 - D. **FIRE DEPARTMENT REPORT** – John Howe, Silver Lake Volunteer Fire Department (SLVFD) reported on the activities of the Silver Lake Volunteer Fire Department. The National Weather Service has declared this date as a Red Flag Day with critical fire danger with dry and conditions. All of the SLVFD calls for service in June were medical calls. The biomass pile collection season has closed and the grindings will be used for mulch. A representative of the Reno Fire Department was not available to address fire safety concerns.
 - E. **SIERRA NEVADA JOB CORPS UPDATE** – Helyse Sina, Business & Community Liaison, Sierra Nevada Job Corps was not available to present a report on activities at the Sierra Nevada Job Corp.
 - F. **WASHOE COUNTY UPDATE:** Contact Commissioner Jung and Commissioner Weber to request receipt of their news letter.
 - Commissioner Kitty Jung was present to provide an update on County issues. Commissioner Jung discussed the recent Supreme Court ruling and Washoe County will be paying back approximately 60 million dollars in taxes. The Board of County Commissioners is considering ways to address the budget. The Red Rock water litigation was decided in favor of Washoe County. There is other litigation pertaining to the Incline Village ruling.

Comments and Concerns

- In response to questions raised, Commissioner Jung stated that Washoe County has 25 days to pay the taxes back. Washoe County does not have reserves to cover the assessment.

- Commissioner Bonnie Weber was present to provide an update on County issues. Commissioner Weber also discussed the issues pertaining to the ruling on the assessments. Commissioner Weber discussed several ways that Washoe County has been working on budget issues including the 'push downs' and regulations that have been implemented by the Legislature. Commissioner Weber reported on the Shared Services committee's efforts. Commissioner Weber has asked Sheriff Haley to address graffiti concerns during a future Board of County Commissioners meeting. Commissioner Weber asked citizens to consider volunteering to help where budget cuts have reduced public services.

Comments and Concerns

- In response to questions raised, Commissioner Weber stated that her vote was in favor of ending the interlocal fire agreement.

6. PUBLIC COMMENT: Comment heard under this item will be limited to items not on the agenda.

- Garth Elliott commented on the negatives pertaining to graffiti and stated concern that the nuisance ordinance did not address who would be responsible for cleaning up graffiti. Mr. Elliott encouraged volunteers to attend a graffiti summit to hear options to address the issues. The date and location of a summit would be announced at a later date.
- Francine Donshick asked why residents were not advised of the change of the REMSA location from Raley's to Lemmon Drive and Buck. Ken Romero, EMS Director, REMSA offered to address questions from the community regarding response times for emergency calls for service.
- Sarah Chvilicek asked for further public comment and hearing none, closed this item.

7. NEW BUSINESS - (The staff contact listed on items for Community Development may be in attendance but can be contacted with code and policy questions.) Prior to opening New Business, Sarah Civilicek asked that citizens address issues and concerns with dignity and respect for others.

- A.* NV Energy Bordertown to California 120kV Transmission Line Project.** Nancy Kang, JBR Environmental Consultants, provided information on the Toiyabe National Forest (USFS) Carson Ranger District's environmental review process to analyze a proposal from NV Energy to construct a 120 kV transmission line on public lands, east of Reno. The USFS is starting to prepare an Environmental Impact Statement (EIS) analyzing alternative routes between NV Energy's Bordertown substation, near Bordertown, and the California Substation, near Verdi running roughly parallel to the California/Nevada state line. The preparation of the document will take about 2 years, but it is USFS's intent to get public input early in the review process. Ms. Kang stated that a draft will be available for review and the Forest Service will make their decision after public review. The draft document is expected to be available by December 2012 and the EIS is expected to be completed by September 2013. The Forest Service will host public meetings on August 30, 2011 at the Cold Springs Community Center and on August 31, 2011 in Verdi. Ms. Kang was available to address questions from the CAB and the audience. (This item was informational only and the CAB took no action.)

Comments and Concerns

- In response to questions raised, Ms. Kang stated that the project is due to liability issues and regulatory conditions. Ms. Kang also stated that there are renewable energy resources that will be implemented. Power will be brought in through the Alturas power line on the California side.
- Ms. Kang stated that a scoping document will be prepared and mailed in August to citizens who have requested to be on the mailing list. Ms. Kang stated that the current list includes 300 residences. They would expand the list by request.
- Ms. Kang stated that NVEnergy's preferred alignment is near the state line inside Nevada.
- Ms. Kang was asked to provide a web-site to inform citizens about the project. Ms. Kang asked for contact information for anyone who wants to receive information by mail.
- Concerns were raised regarding mitigation measures to restoration of any disturbed areas.
- Michael Welling asked why a California substation is being built in Nevada, why is the installation above ground rather than underground, will it be built along the road behind Bordertown and will that road be impassible and how many acres will this project displace? Mr. Welling stated that many citizens are concerned about the issues.
- Ms. Kang provided a map indicating the potential alignment options.

- B.* Sky Vista Wal-Mart and the Vista Hills PUD Project Updates -** Carlos Vasquez and Chris Barrett of CAV Strategies presented an update on the Sky Vista Wal-Mart and the Vista Hills PUD projects. Both projects are located within the City of Reno. Mr. Vasquez reported on the status of the construction as well as other businesses that are planned for the site. Bill Thomas provided information regarding the zoning, Planned Unit Development plan and the planning process. Mr. Thomas stated that they do not have a project to present at this time but the zoning would indicate what uses would be allowed. Mr. Thomas and Mr. Vasquez agreed to bring

updated information back the CAB for further review. (This item was for information only and the CAB took no action.)

Comments and Concerns

- Mr. Vasquez gave an estimated time for completion of the project. The tenant base should include a Subway, Verizon, Dotty's and possibly an automotive store and Carl's Jr. Mr. Vasquez described measures that they are taking to keep lighting to a minimum.
- Concerns were raised regarding some competing businesses in close proximity to several other stores. Mr. Vasquez explained the occupancy plan.
- Michael Welling stated concern regarding negative impacts from the lighting. Mr. Vasquez described the type of lighting that they will be installing and stated that the light will not bleed beyond the facility boundaries.
- Commissioner Weber stated that residences in Horizon Hills have had issues with lights shining into their neighborhood. Mr. Vasquez stated that the property owner would be the contact regarding lighting concerns and that most of the issues have been addressed. Mr. Vasquez stated that a huge wall would attract vandalism and light would reflect off of walls.
- In response to questions raised, Mr. Vasquez addressed the availability of water resources from TMWA (Truckee Meadows Water Authority) for the project.
- Bill Thomas representing (RTMHRCF) provided information on the Planned Unit Development concept and potential future uses of the property. Mr. Thomas stated that this project is within the City of Reno and subject the codes and restrictions.
- Frank Schenk asked Mr. Thomas to consider negative traffic impacts and what measures would be taken to address the issues.
- Francine Donshick stated concerns regarding introducing gaming facilities in the north valleys. Many people have moved here in order to be distanced from casinos.
- Sarah Chvilicek stated for the record that Washoe County Parks has an agreement with BLM (Bureau of Land Management) for public trails, which was approved in January 2011. Ms. Chvilicek also stated for the record that Mr. Vasquez has agreed to donate the vacant land to Washoe County Parks and Open Space.
- Mr. Vasquez stated that they do not currently have a gaming operator for a hotel/casino. They have several optional site plans designed for every potential tenant. Mr. Vasquez stated that the development would attract travelers who would need local accommodations while visiting the area.
- Ms. Chvilicek provided the traffic report which address questions regarding traffic issues.
- Mr. Vasquez stated that the 'pod' design is intended to accommodate senior citizens.
- Mr. Vasquez stated that should non-restricted gaming be proposed that the facility would possibly be similar to Tamarack Junction on south Virginia St. Mr. Vasquez also stated that they would like to have lodgings to accommodate their retailers.
- Ms. Chvilicek urged the applicant to remove the gaming special use permit from the application.
- Mr. Vasquez stated that the tallest structures would not exceed four stories and would be wood frame construction.
- Mr. Thomas stated that this is the document that has been submitted and that it is subject to change.
- David Keele stated that this proposed project does not have a net gain for the community and also asked that the casino be taken out of the equation.
- Michael Welling stated concern regarding vehicle access off of Lemmon Drive and asked for details on the improvements to accommodate increased traffic.
- In response to questions raised, Mr. Vasquez discussed the regional center ordinance.
- Concerns were raised that WalMart brought in their own workers and did not use local employees.
- Commissioner Weber stated her opposition to this project and concerned that the applicant has talked with the City of Reno and have not discussed the project with her since it is within her Commission District.
- Commissioner Weber stated that possible senior citizen housing up on the hill doesn't make sense. Commissioner Weber stated that there are already plans for senior housing down the hill.
- Commissioner Jung thanked the applicant for bringing this project to the community and urged citizens to participate in the planning process and state their opinions. Commissioner Jung encouraged the NVCAB to conduct a survey requesting local residents opinions on what would be appropriate for the community.

****Francine Donshick took the gavel at 8:40 p.m. Sarah Chvilicek took back the gavel at 8:42 p.m.**

C.* City of Reno Special Use Permit Number LDC 11-00058 (Silver Lake Trail and Trailhead) – George J. Georgeson, P.E., CSA, Inc. Engineers will present a request by Washoe County Regional Parks and Open Space, to allow the construction of a public Trail and Trailhead, starting on the East end of Silver Lake next to Moya Boulevard, to develop trails on the east, north and part of the south portions of Silver Lake, situated within Washoe County, on a parcel zoned Open Space. This trail alignment will be within Washoe County (APN 090-040-14 294.563 Acres). The project will be located on the east side of Silver Lake near Moya Blvd, a natural

NORTH VALLEYS CITIZEN ADVISORY BOARD



DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the special meeting of the North Valleys Citizen Advisory Board held September 19, 2011 at the Cold Springs Community Park, 3355 White Lake Parkway, Cold Springs, Nevada

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE** – The meeting was called to order at 7:00 p.m. by, Sarah Chvilicek, Chair. Sarah Chvilicek led the Pledge of Allegiance. (Please note that a flag was not posted in the meeting room.)
2. **MEMBERS PRESENT** – Sarah Chvilicek, Chair. North Valleys, Francine Donshick, Vice Chair, District 3, Art Hernandez, North Valleys, Frank Schenk, Cold Springs, Earl Walling, North Valleys, Linda Walls, North Valleys and John White, North Valleys.
MEMBERS ABSENT - Eric Arentz, Secretary, Cold Springs, excused.
- 3.* **PUBLIC COMMENT** – Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda as an action item. Comment under this item will be limited to three minutes per person.
 - There were no public comments presented.
4. **APPROVAL OF THE AGENDA FOR THE SPECIAL MEETING OF SEPTEMBER 19, 2011** – Francine Donshick moved to approve the September 19, 2011 Special Meeting agenda as posted. Art Hernandez seconded the motion. The motion carried unanimously.
5. **APPROVAL OF MINUTES FOR REGULAR MEETING OF JULY 11, 2011** – Francine Donshick moved to approve the minutes of the regular meeting of July 11, 2011 as John White seconded the motion. The motion carried unanimously.
- 6.* **REPORTS AND UPDATES** – The following reports and updates will be limited to five minutes each. (These items are informational only and no action will be taken by the CAB.)
 - A.* **Updates/Announcements/Correspondence** – Sarah Chvilicek reported that County information is available on the Washoe County web-site at the Citizen Advisory Board link and the North Valleys CAB page.. You can also sign up to receive the North Valleys updates.
 - B.* **Washoe County Sheriff's Office Items** – A representative from the Washoe County Sheriff's Office was not present to report on public safety issues within the CAB area, including recent calls for service. Sarah Chvilicek reported that citizens can sign up to receive an alert from the Washoe County Sheriff's Department on-line.
 - C.* **Stead Airport Update** – Mike Dikun (775.328.6570), Stead Airport Manager was not available to provide a report on activities and projects at the Stead Airport including the Reno-Stead Airport Master Plan Update.
Comments and Concerns
 - Sarah Chvilicek announced that Mr. Dikun had planned to attend this meeting but is currently involved in the aftermath of the plane crash that occurred during the air races.
 - D.* **Fire Department Report** – A representative of the Silver Lake Volunteer Fire Department and/or the Lemmon Valley Volunteer Fire Department was not available to present a report on fire safety issues within the CAB area, including recent calls for service and information related to residential fire safety. If a Fire Department representative is not available, please refer to the County Updates provided online at www.washoecounty.us/cab (follow the link to the North Valleys CAB).
 - E.* **Sierra Nevada Job Corps Update** – Helyse Sina, Business & Community Liaison, Sierra Nevada Job Corps was not available to present a report on activities at the Sierra Nevada Job Corp.
 - F.* **Washoe County Update**
Commissioner Bonnie Weber was present to provide an update on County issues. Commissioner Weber provided information on the recent plane crash at the Reno Air Races and the efforts of volunteers and responders to the incident. Commissioner Weber urged citizens to support continuation of the Reno Air Races in the future. Commissioner Weber brought mapping representing the proposed redistricting that is a result of last year's census. Citizens are encouraged to review the proposed boundary lines and submit their opinions to the Board of County Commissioners. Information is available on-line regarding Washoe County budget negotiations. Washoe County will continue to be negatively impacted by budget cuts. The Board of County Commissioners will be voting on a one cent tax and Washoe County will be paying on the Incline Village refund.
Comments and Concerns
 - Sarah Chvilicek stated that notification to Washoe County citizens was very poor which most likely resulted in low attendance at the workshop.
 - In response to concerns raised, Commissioner Weber stated that government can not be all things to all people.

Commissioner Kitty Jung was not present to provide an update on County issues.

- Lorrie Adams, County Liaison for Districts 3 and 5, is available to answer your questions and concerns. Please feel free to contact her at LAdams@washoecounty.us 775.328.2720. To sign up to receive email updates from the County, visit www.washoecounty.us/cmail. Monthly updates on County issues in your area are available online at www.washoecounty.us/cab (follow the link to your CAB).
- Meet with Commissioner Weber for coffee the 3rd Saturday of each month at 10:00 a.m. at the Sierra Sage Golf Course, 6355 Silver Lake Road in Stead.

7. NEW BUSINESS – (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

- A. Special Use Permit Case No. SB11-007 – Enterprise Products Operating LLC** – Jeff Codega, Codega Concepts presented the request to add a new prefabricated office building with dimensions of 14' by 30' to an existing industrial facility and remove the existing smaller modular office structure. The parcel is located at 19975 Reno Park Blvd., Cold Springs (APN 126-010-60), and is 5 acres in size, is zoned Industrial (I), and is located within the Cold Springs Area Plan. This request is authorized in Article 810, Special Use Permits in the Washoe County Development Code, and is within the Truckee Meadows Service Area (TMSA), within the City of Reno Area of Interest, is in Commission District 4, within Section 30, T21N, R18E, MDM, Washoe County, NV. Contact Staff Representative: Roger Pelham, MPA, Senior Planner; at 775.328.3622 RPelham@washoecounty.us with comments and concerns. This application is tentatively scheduled for the Washoe County Board of Adjustment on October 6, 2011. **MOTION:** Francine Donshick moved to recommend approval of SB11-007 Enterprise Products Operating LLC as presented. Frank Schenk seconded the motion. The motion carried unanimously.

Comments and Concerns

- There were no comments or concerns heard from the community or audience.

- B.* REMSA Update** – Jim Gubbels, CAO of REMSA and Alan Dobrowolski who is in charge of deployment of ambulances presented information on REMSA services to the North Valleys communities and were available to address questions and concerns regarding REMSA services. Mr. Gubbels stated that they will respond to approximately 60,000 calls for service this year and will transport approximately 36,000 patients. REMSA also has a training program for hospital staff, EMT Intermediate Program and injury and safety and child restraint seats inspection and training to local citizens. Mr. Dobrowolski provided information on emergency medical dispatching and establishing a priority code. REMSA will look at call volume patterns to determine when and where they need to have more staff and ambulances available. Mr. Gubbels also presented a report on the emergency responses to the recent plane crash at the Reno Air Races. Mr. Gubbels reported on their Mass Casualty Incident Plan for responding to and working with all emergency responders. REMSA had emergency responders on site when the incident occurred at the Stead Airport and all 54 people were transported within 62 minutes. There were another 20 ambulances available for other calls for service throughout the community. Mr. Gubbels stated that he will be happy to come back to the CAB in March to address other questions. (This item was informational only and no action was taken by the CAB.)

Comments and Concerns

- Citizens are asked to pull to the right or stay put to allow emergency vehicles to move forward through traffic.
- In response to questions raised, Mr. Gubbels discussed the background for forming the franchise for emergency services.
- Mr. Gubbels stated that they also train citizens in CPR and the use of the public access A E Defibrillator
- Mr. Gubbels stated that the Silver Saver and Care Flight services programs will be introduced this month.
- In response to questions raised, Mr. Gubbels stated that they are performance based and the District Health Department has oversight over REMSA and they audit their priority one calls. In the franchise contract, it states that REMSA must have 90% performance.
- Mr. Gubbels stated that insurance companies rate fire responses but not medical emergency response times.
- www.REMSAeducation.com
- REMSA must get VA approval that they will accept a patient before they are transported to the VA Hospital.
- Concerns were raised regarding the REMSA proprietary data. Mr. Gubbels stated that REMSA was not provided with a list of specific information for them to provide.
- Mr. Gubbels supported not wasting emergency responders on priority three calls for service and also supported their two tier system.
- Mr. Gubbels stated that all of the emergency facilities had a phenomenal response and ability to treat the patients.

8. OLD BUSINESS

- A.* Sky Vista/Wal-Mart Project Update** – Sarah Chvilicek, Chair reported on the status of the Sky Vista/Wal-Mart development project. Bill Thomas will be handling the PUD as it develops. Ms. Chvilicek suggested that a small focus group be formed to work with the developer and representatives. Future meetings may include joint meetings with the NVNAB (North Valleys Neighborhood Advisory Board). There would have to be a change to

the Master Plan in order to allow a gaming establishment. (This item was informational only and no action was taken by the CAB.)

- 9.* **CHAIRMAN/BOARD MEMBER ITEMS** – This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. The CAB will not discuss matters raised during this item.
- Ms. Chvilicek urged everyone to look at the redistricting maps and state their opinions.
 - **Next Agenda Items:** (Items for the November 14, 2011 agenda must be submitted to the Chair by October 27, 2011.) Letter of support for the Reno Air Races. Urban Interface Wildfire Summit report, County Budget Update.
- 10.***PUBLIC COMMENT** – Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda as an action item. Comment under this item will be limited to three minutes per person, unless modified by the Chair during the approval of this agenda.
- Francine Donshick stated that she is attending the Urban Interface Wildfire Summit and stated that she would present information during the next NVCAB meeting.
11. **ADJOURNMENT** – John White moved to adjourn the meeting at 8:39 p.m. Earl Walling seconded the motion. The motion carried unanimously.

Portions of the meeting were video taped by Barry Bouchard, NorthValleys.org.

Respectfully Submitted By: Allayne Donnelly-Everett, Recording Secretary

- C. Each development application submitted to the City shall include written documentation of approval from the master developer. Written approval by the master developer does not in any way constitute the City's approval of a development application. The construction of individual projects, including accessory structures shall follow the City's building permit process. For those uses which require a tentative map, special use permit or site plan review, these processes shall precede the building permit process.

1.7 MODIFICATION OF HANDBOOK.

- A. Modification shall be in accordance with NRS Chapter 278A except that a developer must have the permission of the master developer or HOA to initiate modifications.

1.8 PERMITS REQUIRED.

- A. No construction may begin until plans have been approved and permits issued by the City of Reno ("City").
- B. Developers must obtain approval by the master developer or HOA before submitting a development application with the City. Approval by the master developer or HOA does not constitute city approval of a development application.

1.9 TIMELY DEVELOPMENT.

- A. Development is scheduled to occur over a period of fifteen years. The following schedule shows the approximate periods of time within which applications for final approval of all sections of the PUD are intended to be submitted. Actual development timing will be dependent on the market and the need for facilities to be built in the PUD. The following is the developers best guess of when facilities would be constructed.

Mass grading shall be phased:

Village 2, 3 and 4A/B	1 to 3 years
Village 1	3 to 5 years

Vista Knoll Parkway Infrastructure shall be phased

Adjacent to Village 2	1 to 3 years
Adjacent to Village 1 & 4	3 to 5 years

Individual Buildings Phased	1 every 2 to 3 years
Last Building	15 years

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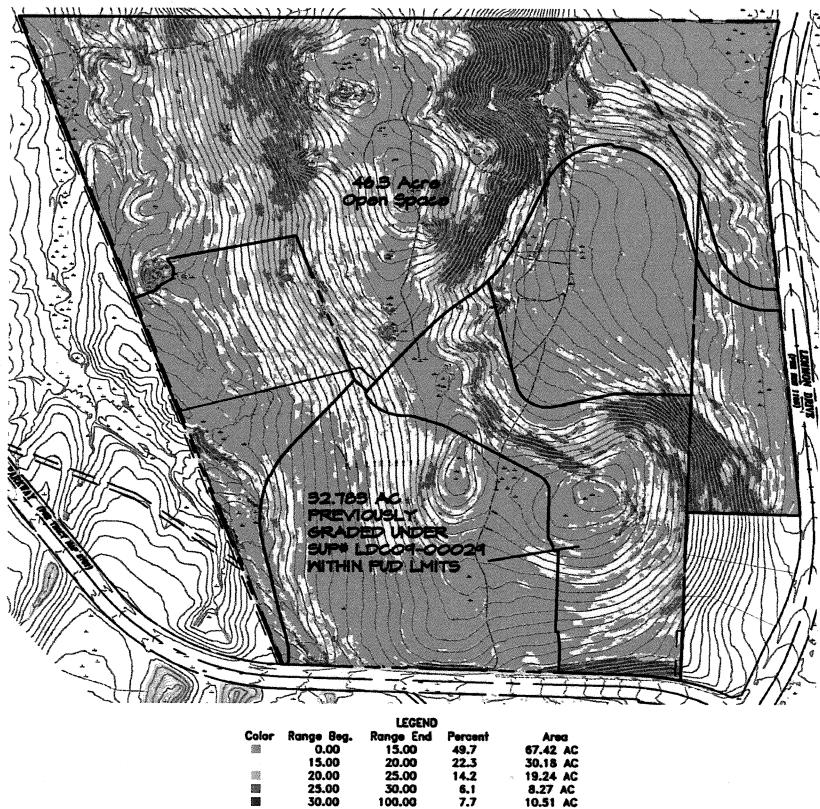
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CHAPTER 2 – SITE CHARACTERISTICS

2.1 TOPOGRAPHY

1. The PUD is located in an area of moderate to steep terrain ranging from 0% to over 30% slopes. The site also contains slopes in excess of 15% on more than 25% of the site and must comply with RMC Section

Exhibit 2-1: Overall Slope Analysis Map



d. Hillside density calculations for Village 3.

Based upon the existing slopes within Village 3, the Hillside Development Ordinance would allow a maximum of 338 dwelling units based on a density of 32 dwelling units per acre as shown on Table 2.2.

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CHAPTER 3 – COMMON OPEN SPACE

3.1 PURPOSE

The purpose of this Chapter is to set aside common open space for the use and benefit of the residents or owners of the PUD. This Chapter includes provisions by which the amount and location of the common open space is determined, its improvement and maintenance secured, and other provisions as allowed by state law.

3.2 AMOUNT OF OPEN SPACE

- A. There shall be 46.3 acres zoned Open Space.
- B. The 46.3 acre Open Space parcel generally contains slopes greater than 15% and a protected ridgeline.
- C. Consistent with provisions contained in the Hillside Development Ordinance, this project has been combined with the grading special use permit approved for Walmart (LDC09-00029) for the calculation of required open space and other applicable aspects of the Hillside Ordinance. **Table 2.1** combines the slope analysis for both the +/- 22.8 acre Walmart site and the +/- 112.82 acres contained in this PUD. (Refer to **Exhibit 2.1** Overall Slope Analysis).
- D. As indicted on Table 2.2, provided open space exceeds the required open space for the +/- 135.62 acres contained in both the PUD and the Walmart project by +/- 4.22 acres. The provided open space has been consolidated into a 46.3 acre parcel zoned Open Space.
- E. **No future allocation of open space**

Because this PUD consolidates the required open space required by the Hillside Ordinance, there will be no additional open space parcels required in villages 1, 2, 3, 4A & 4B.

3.3 OPEN SPACE IMPROVEMENTS, INCLUDING TRAILS, REQUIREMENTS

- A. Improvements within areas zoned Open Space shall include only trails and trailheads and accessory uses, with the approval of the Zoning Administrator and the Director of Parks and Recreation for the City of Reno.
- B. Trails within the Open Space parcel shall follow existing trail corridors where feasible.
- C. Open space improvements including trails will be constructed by the Master Developer, who will ensure the connectivity with any trails planned within the North Valleys Regional Park located to the north and the PUD sidewalk system. The connection of the existing trail corridor to the rest of the PUD pedestrian circulation system will occur at the intersection of Vista Knoll and the northern entrance to the Walmart site. (See **Exhibit 3-1**). This connection will require a modification to the alignment of the existing corridor to traverse the existing slope

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- b. An updated trip generation letter shall be provided with each building permit or final map application. The trip generation letter will include total trips generated (ADT and PM PHT) by all previously approved permits within the PUD, trips generated by the current permit application and a summary of remaining available trips below the thresholds provided in Table 4.1. include:
- c. For the 2018, 2030 and 2040 base plus build-out traffic volumes, the Sky Vista Parkway/Vista Knoll intersection will meet policy Level of Service ("LOS") D standards as a signalized intersection..
- d. Vista Knolls Parkway will exceed the 5,000 ADT and is currently classified as a regional roadway and qualify for Regional Transportation Commission of Washoe County ("RTC") credits based on traffic volume projections obtained from the RTC model. For the ITE trip generation volumes for full build-out, Vista Knoll will meet policy LOS D standards.
- e. The section of Sky Vista Parkway between Lemmon Drive and Vista Knoll will meet policy LOS D standards.

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D. Fire

- 1. When the Vista Hills Project was first submitted in 2010, the Reno Fire Department was operationally joined by contract with the Truckee Meadows Fire Protection District (TMFPD). As such, the Reno Fire Department's 2010 review considered fire based response from TMFPD Station #13 in its evaluation of ability to provide service to the Vista Hills PUD. On July 1, 2012, the contract for service between the Reno Fire Department and the Truckee Meadows Fire Protection District was dissolved. Therefore, Reno Fire Department's amended review of the Vista Hills PUD is as follows:
 - a. The Reno Fire Department (RFD) will provide service to the Vista Hills PUD from Reno Fire Station #9 in Stead upon the following conditions:
 - (1) The approximate response time to the outer limits of the project from Station #9 is seven minutes, which is within RFD's preferred standard response time for this type of development. As the project proceeds, response times will exceed the City of Reno Fire Department preferred standard response time of eight minutes and could, potentially, saturate current emergency facilities and services in this area. To mitigate potential extended response times, all structures including residences located beyond an eight minute response time shall be equipped with an automatic fire suppression system meeting the provisions of the appropriate section of NFPA 13.

CHAPTER 6 - Design Standards

6.1 PURPOSE

- A. The purpose is to create a palette of design elements to develop Vista Hills PUD. This section addresses the design standards required within the project and covers the most critical features such as density, intensity, height setbacks, building massing, scale and proportion. This section has been developed to encourage innovative and creative architecture and site design and to convey the philosophy and texture that creates the PUD identity and sense of place for Vista Hills.
- B. With each application for Site Plan Review, SUP or Tentative Map, the developer shall submit a checklist that quantifies how the proposed development will implement the following standards. Written approval of the checklist from the master developer or the HOA shall be required with each application submitted to the City of Reno. (see Appendix D for required checklist)

6.2 NON-RESIDENTIAL USES

A. Non-Residential Uses.

Development on Non-residential uses shall comply with RMC Sections 18.12.301 and 18.12.305, as amended, except as noted in Section 6.2.B.1 through 11, in this Handbook; and RMC Section 18.12.1201-1213, as amended, for landscaping and screening.

- B. All other non-residential uses shall comply with the following standards:

1. Building requirements

BUILDING INTENSITY	
Minimum Lot or Development Site Size	None
Minimum Lot Width	50'
Maximum Building Height	40 feet
Maximum Stories	4
Minimum Floor Area Ratio	0.20
Minimum Building Separation	Per building code
LANDSCAPING	
Minimum Site Landscaping	20% of gross lot or development site size
Landscaping Adjacent to Buildings	8' Min. Except: (1) In the rear service area, where not visible from public view or (2) Where a drive thru aisle adjoins the building. In both cases, required

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5. Building Massing and Proportions

- a. Building mass is modulated through the use of varied roof heights and forms and integrally colored CMU and other wall materials, colors, and wall plane offsets and projections. Architectural details such as engaged pilasters, entry portal canopies, and arched wall massing help to articulate the building's volume. The specific building elements shall include a combination



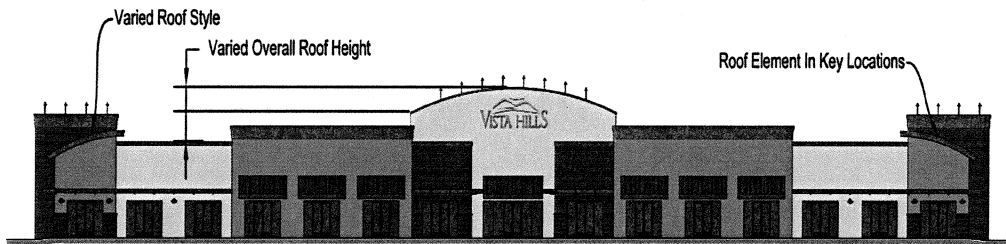
of At least three of the following features: arched entry portal roofs; varied roof parapet heights that break up the building's roofline; arched parapet cornices in a modern style and/or entry portal shade canopy; flush and soffited eave details; arched entry portal roofs, varied roof parapet heights, entry shade canopy, and exposed tails, corbels or out-lookers at the roof parapet.

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- b. Roofs and roof forms shall be three-dimensional and consistent with the style of the project architecture as outlined in Section 6.2.B.3. Roofs and roof forms shall vary in height and style. Individual roof elements placed in key locations along buildings shall convey the architectural style in conjunction with building forms. Pedestrian areas must be enhanced by shed and gable roof elements that extend into pedestrian areas at least six (6) feet to provide cover and shade.

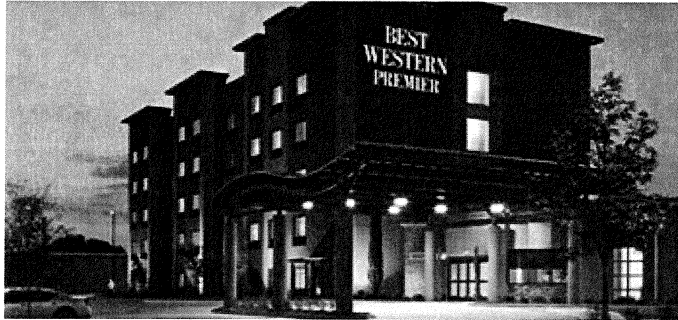


Varied overall roof height and style with individual roof elements in key locations to help identify individual tenant space

6. Colors and Materials

Colors and materials reflect the style and overall impression of any building. The materials used for Vista Hills shall reflect quality and add to the overall style. Colors shall be used to enhance the style, as outlined above in 6.2.B.3 bringing together the materials used throughout the PUD and as a complement to stone, concrete, wood, fabrics and other materials. All colors must be approved by the master developer or VHRC.

- Wrought iron
- Canvas awnings
- Wood or metal trellises
- Tile roof elements
- Wood columns and beams in key locations
- Pre-cast stone trims, heads and sills
- Metal roof elements
- Decorative sheet metal gutters and downspouts.
- Individually articulated window elements



Use of a combination of stucco, drivet, stone veneer and an architectural steel entry canopy to establish a unified architectural theme.

10. Prohibited Materials:

- Heavy "knock-down" or "Spanish Lace" stucco finishes
- Inappropriate stone veneers
- Unfinished tilt-up wall panels
- Large unbroken window walls
- Exposed concrete block walls
- Exposed aggregate walls

6.3 Large Retail Establishments ("LRE") – Design Standards

- a. A LRE is any retail project containing 50,000 sq ft or greater
- b. The purpose of the LRE design requirements is to mitigate the visual impacts that are defined by RMC Section 18.12.306 as facilities that "determine(s) much of the character, function and image of this community and its streetscapes and commercial areas." Villages 1 and 2 have the following unique physical site characteristics that do not create the visual impacts for which the LRE design standards were created to mitigate.

1. Not located on a Major Arterial or an intersection of major arterials.

2. Physically separated, vertically and horizontally from any existing arterial.

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3. Visually separated from public view from any existing arterial.

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4. No defined "front" given the vertical topographic separation of Village 1 and 2 from the street frontage of Vista Knoll Pkwy., the only public access to Village 1 and 2.

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c. LRE's are allowed within Vista Hills Village 1 and 2 and in accordance with the above standards for non-residential development and RMC 18.12.306. The above standards address a majority of the code LRE with some modifications. However, there are several LRE standards that may be difficult to meet until the final orientation, configuration and building sizes in these two Villages are determined. Therefore, during the Site Plan Review process the following sections may be modified or waived if adequate justification is provided to the Administrator based on the final project design:

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18.12.306 (d), Minimum Land Use Mix

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(g) (1) (b) (3) and (4) Minimum Wall articulation on all sides, (except as noted in Section 6.2.B.2-10).

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(g) (2) (b) Minimum transparency, (except as noted in Section 6.2.B.2-10).

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(g) (4) (b) (1) and (2) Minimum number of entrances on 2 sides

Deleted: Non-Residential Architecture

(g) (4) (c) Entrance orientation to primary street

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(g) (4) (d) Visual prominence of all entries, (except as noted in 6.2.B.2-10).

Deleted: Non-Residential Architecture).

(h) (1) (b) Front Parking Quadrant

Deleted: Section 2.3.1.11, Non-Residential Architecture

(h) (1) (d) Parking blocks

6.4 MULTI-FAMILY, CONDOMINIUM, TOWNHOUSE, SENIOR CARE FACILITY- DESIGN STANDARDS

A. All residential development shall comply with the following standards:

BUILDING INTENSITY	
Minimum Lot Width	50'
Minimum Residential Density	14 dwelling units per acre
Maximum Building Height	65 feet
Maximum Stories	4
Minimum Building Separation	10 feet
LANDSCAPING	
Minimum Site Landscaping	. 20%
BUILDING SETBACKS	

Front yard adjacent to Public Right-of-Way	20 feet
All other Front Yards - As defined by RMC 18.24.203.5510	20 feet
Side Yard	0'or 10 feet.
Rear yard	0 or 10 feet

1. Site and building design- RMC Section 18.12.301, as amended,
2. Landscaping and Screening- RMC Section 18.12.1201-1213, as amended
3. Signage- RMC Section 18.16.701, as amended,for residential districts,
Except as modified in subsection B below and Section 6.6.C of this handbook.
4. Accessory Buildings- RMC Section 18.08.203, as amended.

B. Site planning

1. All residential development shall meet the requirements of RMC Section 18.08.202(a)(7)(b-f) as amended.
2. Any residential development cumulatively containing 50 units or more shall be required to have at least four (4) of the following recreational amenities that are sized for the project and appropriate to the target market as approved by the City of Reno:
 - Swimming pool/ Spa/Hot tub
 - Secure children's play area with play equipment
 - Exercise equipment – indoors or out
 - Horseshoe pits
 - Game room/ Community gathering room
 - Walking trails with or without a par course
 - Picnic area(s) to include tables and barbeques
 - Picnic Shelters to include tables and barbeques
 - Volleyball court(s)
 - Basketball court(s)
 - Other age specific recreational amenities
3. All residential development (see **Table 5.2: Permitted Uses**) shall be consistent with the following standards:

- a. Primary entrances to all multi-family buildings and commercial buildings to the adjacent surface parking or structured parking areas
 - b. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the PUD.
 - c. Any public sidewalk system along the entry, village or community roadways.
 - d. Where practicable and appropriate, adjacent land uses and developments.
 - e. The Open Space parcel trail system.
 - f. Village 3 trail system, per **Exhibit 6-5**.
3. Continuous pedestrian walkways/sidewalks shall be provided along the full length of the façade of commercial buildings where customer entrances exist or where parking facilities abut the buildings. A minimum 8 foot unobstructed pathway shall be provided to connect store entrances to adjacent parking, other store entrances in the same building and to adjacent buildings. Tree grates, decorative paving, planters and street furniture shall be used along these pedestrian walkways, per the landscape requirements contained in RMC 18.12.1201 through 1213, as amended.

6.6 MONUMENTS AND SIGNS.

A. Entry signs

1. All business identification signs shall be designed to complement the architectural theme of Vista Hills and shall be reviewed by the VHRC and approved by the City of Reno through its permitting process. All business identification signs shall be in conformance with the size, height and locational criteria contained in RMC 18.16.701, for the AC (Arterial Commercial) zone as amended, except they shall be limited to 25 feet in height and 200 square feet in sign area, unless a greater height and size is allowed through the special use permit process. Refer to **Exhibit 6-6**.

~~The reference to the two project ID signs shall be deleted from Exhibit 6.6.~~

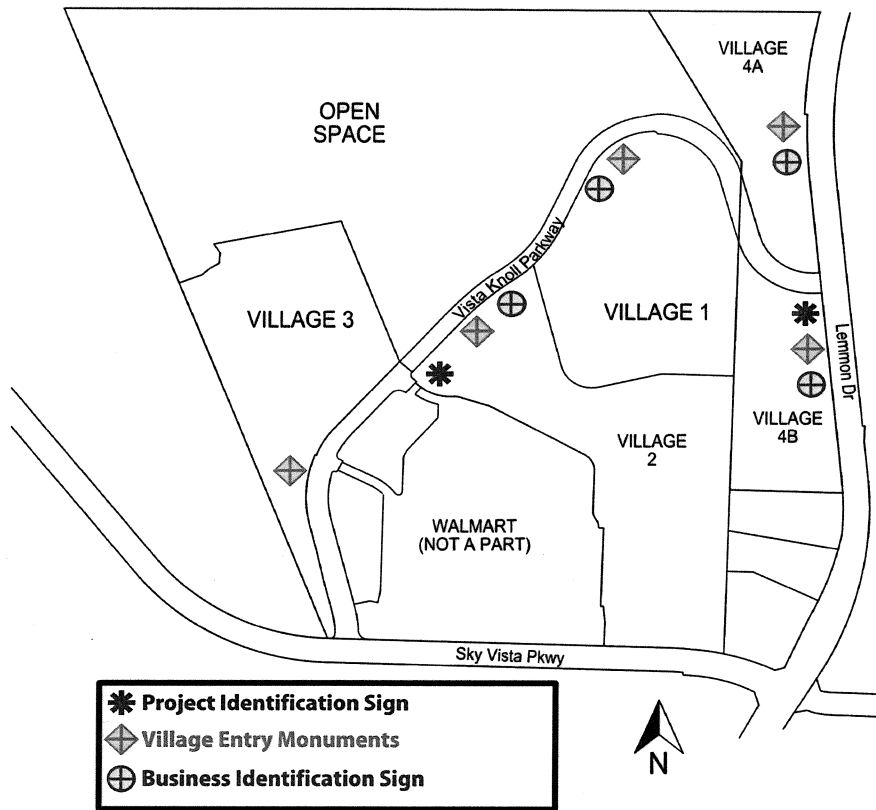
- ~~2. A maximum of five village entry monuments are allowed at the locations shown on **Exhibit 6-6**. These signs shall have a consistent design throughout the PUD. Entry monuments shall be limited to 70 square feet of sign area, a maximum height of 6 feet, with lighting as specified in Section 6.4.B.3.d.~~

Deleted: 2.

Deleted: A maximum of two project identification signs are allowed at the two locations shown on **Exhibit 6-6**. These two signs shall be installed by the Master Builder/Developer(s) as specified in paragraph 6.5.1.5 below. ¶

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Exhibit 6-6: Signage Locations



C. Multi-family developments

Multi-family developments shall provide a directory of the complex at the main entrance which shall complement the architectural theme of the buildings. Sign design criteria is established in Section 6.4.B.3.d.

D. Non-residential, on-premises signs.

1. All non-residential, on-premises signage shall be designed and constructed in conformance with the size, height and locational criteria contained in RMC 18.16.701, Arterial Commercial AC zone as amended, except as follows:
 - a. All building mounted signs shall be constructed of individual letters. No boxes or cabinets are permitted.

Deleted: B. The two project identification signs shall be permitted within Village 2 and either Village 4A or 4B. (refer to Exhibit 6-6) These signs shall be considered "on premise" signs and shall be permitted to advertise any business or service within the Vista Hills development regardless of whether the business or service is located upon the parcel which such sign occupies. These signs may be electronic reader boards. Advertising for businesses and services not found within the Vista Hills project shall be prohibited unless such advertising is a public service message(s). These two signs shall be limited to 35 feet in height and 300 square feet in sign area unless a greater height and size is allowed through the special use permit process. ¶

D. Non-residential, on-premises signs.

1. All non-residential, on-premises signage shall be designed and constructed in conformance with the size, height and locational criteria contained in RMC 18.16.701, Arterial Commercial AC zone as amended, except as follows:
 - a. All building mounted signs shall be constructed of individual letters. No boxes or cabinets are permitted.
 - b. Acceptable forms of signage illumination are as follows:
 1. Ambient (surrounding on all sides)
 2. Halo, Silhouette or Backlit treatments
 3. Internally illuminated individual channel letters
 - c. Any external light sources used to illuminate signage shall be coordinated architecturally with the signage, placed flush with the ground or screened so that they are not a prominent visual element. Accepted "Dark Sky" lighting requirements shall be required. Uplighting for signs is prohibited
 - d. Beacons or rotating lighting may be allowed if in compliance with RMC 18.12.1303, as amended.

D. Prohibited signs.

1. The following signs are prohibited:
 - a. Signs mounted on roof mounted mechanical equipment screens.
 - b. Rooftop signs and signs projecting above rooflines or parapets.
 - c. Cabinet or box signs.
 - d. Pennants, banners, flags, inflatable displays, sandwich boards or signs on vehicles are prohibited except as temporary signs in accordance with RMC 18.16.502.
 - e. Off-premise advertising displays (Billboards)
 - f. Neon signs

6.7 LIGHTING.

A. Street lighting.

1. Consistent concrete street light poles and thematic light fixtures shall be utilized throughout the entire roadway network. Developers and builders shall utilize this element in the design of their individual village street

C. Retaining walls.

1. Rock walls, Redi Rock, Keystone block walls or equivalent are acceptable for use as retaining walls. All retaining walls within each village shall utilize colors and materials which are consistent with the area in which constructed. No concrete block walls are allowed. All rockery walls shall comply with the RMC and City of Reno Rockery Walls Design Guidelines, as amended. Maximum wall height will be determined by the engineer of record and inspected by a Special Inspector as defined by the International Building Code adopted by the City.

D. Prohibited Fencing & Walls

1. Chain link fencing may only be used temporarily on construction sites. Upon project completion all associated chain link fencing shall be removed
2. Vinyl-coated chain link fences are not allowed.
3. Barbed wire, plain exposed concrete block, and chain link fencing are prohibited.

6.9 USE OF ENERGY CONSERVING MATERIALS.

Vista Hills will include leading edge practices for Low Impact Development (LID), utilizing best practices in the design and construction of all commercial and residential developments to increase water infiltration and improve water quality. Any ordinances the City develops that prescribe green building practices will be employed in Vista Hills, as they become effective. Plans demonstrating application of best practices or conformance with adopted standards shall be provided with each Site Plan Review, Special use Permit, Tentative map and/or building permit as applicable.

In addition, to encourage the passive utilization of solar energy, Vista Hills will not restrict the reasonable use of solar facilities in the CC&R documents for the development, will not allow building heights in excess of those set forth in the City of Reno code and will encourage the placement of buildings such that excessive shadows are not cast that could restrict the use of solar facilities.

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